



GRASSROOTS
REALTY GROUP

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221 Bridgeport Gate
Chestermere, Alberta

MLS # A2263905



\$544,800

Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,491 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package		

Introducing a brand new, never-lived-in luxury duplex built by Broadview Homes, showcasing the popular Newport model with 1,491 sq ft of thoughtfully designed living space. This stunning 3-bedroom, 2.5-bathroom home blends modern elegance with everyday functionality. The open-concept main floor features high ceilings, an inviting electric fireplace, and a spacious kitchen complete with a central island, stainless steel gas range, hood fan, built-in microwave, full-height cabinetry, and granite countertops throughout—perfect for entertaining or family living. Upstairs, you'll find a convenient upper-floor laundry, a beautifully appointed primary suite, and two additional generously sized bedrooms. This home is equipped with a 200 AMP electrical panel, and the 9' basement ceilings offer excellent potential for future development. Step outside to your private rear deck, ideal for summer evenings and outdoor gatherings. With quality craftsmanship, designer finishes, and superior attention to detail, this brand new home is ready for you to take possession in November 2025. Experience modern luxury living at its finest, hurry and book your showing at this stunning Broadview home today!