



GRASSROOTS
REALTY GROUP

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221 Bridgeport Gate SW
Chestermere, Alberta

MLS # A2271891



\$540,800

Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,553 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this brand-new Newport duplex offering 1,491 sq ft of modern, functional living in the growing community of Bridgeport. Built with quality craftsmanship by Broadview Homes, this move-in-ready property features 3 spacious bedrooms and 2.5 bathrooms, perfectly suited for families or first-time buyers. The open-concept main floor includes a bright living area, stylish finishes, and a well-appointed kitchen with stainless steel appliances. Upstairs, you'll find a thoughtfully designed layout with generously sized bedrooms and contemporary touches throughout. With 9' basement ceilings and a basement rough-in plumbing already in place, you'll have future expansion potential. Located in a vibrant new neighbourhood with easy access to amenities, this home delivers exceptional value, comfort, and modern style.