



**GRASSROOTS**  
REALTY GROUP

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**153 Bridgeport Gate**  
**Chestermere, Alberta**

**MLS # A2279869**



**\$514,500**

<b>Division:</b>	Bridgeport		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

New build by Shane Homes in Bridgeport. The Cascade model offers thoughtful design and quality construction, located on a desirable corner lot. This duplex features three bedrooms upstairs, including a spacious primary bedroom with a walk-in closet and private ensuite. A dedicated upper-level flex room provides valuable additional living space, perfect for a home office, media area, or playroom. Upstairs laundry with washer and dryer included adds everyday convenience. The main floor showcases a bright, open-concept kitchen, dining, and living area ideal for modern living and entertaining, along with a walk-in pantry and a convenient half bathroom. A side entry door offers potential future flexibility, and the unfinished basement is ready for your personal vision. Photos are representative of a similar finished build and are for illustrative purposes only.