



**197 Bridgeport Gate
Chestermere, Alberta**

MLS # A2295337



\$553,800

Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,812 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

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

Inclusions: Builders Standard Appliance Package

Brand New | Move-in Ready | Built by Broadview Homes | 1,812 SqFt | 3 Beds | 2.5 Baths | Main Level Flex Room | Open Floor Plan | Ample Living Space | High End Finishes | Builder Appliance Package | LVP, Plush Carpet & Tile Flooring | 9ft Basement | Front Porch | Rear Deck | Rear Parking Pad | Alley Access. Welcome to the beautifully crafted Elliot duplex in the vibrant new community of Bridgeport. Offering 1,812 sq ft of thoughtfully designed living space, this brand-new home features 3 bedrooms, 2.5 bathrooms, and a bright open-concept main floor perfect for modern living. The main level showcases a versatile flex room—ideal for a home office or playroom—along with stylish high-end finishes, including luxury vinyl plank, plush carpet, and tile flooring throughout. The kitchen is a standout, complete with granite countertops, full-height cabinetry, and a stainless steel appliance package featuring a gas range, hood fan, and built-in microwave (Builder's Standard Appliance Package). The spacious living area is anchored by a sleek electric fireplace, creating a warm and inviting atmosphere. Upstairs holds 3 bedrooms and 2 bathrooms. The primary bedroom has a deep walk-in closet and private 4pc ensuite bath with a tub/shower combo. Bedrooms 2 & 3 upstairs share the main 4pc bath. The central family room is an added bonus to your living space; the perfect space to relax and unwind with the family. Enjoy the convenience of upper-floor laundry. Step outside to relax on the charming front verandah or entertain on the rear deck. Additional highlights include 9' basement ceilings with plumbing rough-ins for future development, a 200 AMP electrical panel, and ample living space throughout. Located in an exciting, up-and-coming neighbourhood, this home offers the perfect blend of style, comfort, and value—ready for you to move in

and enjoy. Hurry and book your showing at your brand new Broadview Home today!