



**197 Bridgeport Gate  
Chestermere, Alberta**

**MLS # A2295337**



**\$583,800**

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

<b>Heating:</b>	Forced Air	<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>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!