



**213 Bridgeport Gate
Chestermere, Alberta**

MLS # A2300235



\$569,900

Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,705 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to 213 Bridgeport Gate, Chestermere, a brand new semi-detached (half duplex) offering modern design, functional living space, and exceptional value in the growing community of Bridgeport. With over 1,700 sq ft above grade, this thoughtfully designed 2-storey home features 4 bedrooms, 3 full bathrooms, and a versatile layout ideal for families, first-time buyers, or investors. The main floor welcomes you with a bright and open-concept design, highlighted by large windows, high ceilings, and stylish vinyl plank flooring. The spacious living room flows seamlessly into the dining area and well-appointed kitchen, complete with quartz countertops, a central island with breakfast bar, and ample cabinetry, making it perfect for both everyday living and entertaining. A main floor bedroom and full 3-piece bathroom provide excellent flexibility for guests, multigenerational living, or a home office setup. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat featuring a walk-in closet and private ensuite. A full 4-piece bathroom and a bonus family room offer additional living space, ideal for relaxing, working, or gathering with family. The upper-level laundry adds everyday convenience and practicality. The unfinished basement with a separate entrance presents excellent future potential for customization, whether you envision additional living space, a recreation area, or future development options (subject to approvals). Situated on a rear lane lot with off-street parking, this home also features a rear deck, perfect for enjoying outdoor space. Located in the desirable community of Bridgeport, residents will appreciate close proximity to parks, playgrounds, schools, shopping, and walking/bike pathways, all while enjoying quick access to major routes and everyday amenities. New, never occupied, and move-in ready, 213

Bridgeport Gate is a fantastic opportunity to own a modern home in a vibrant and growing Chestermere neighbourhood.