



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**545 Bridgeport Street  
Chestermere, Alberta**

**MLS # A2285499**



**\$699,900**

<b>Division:</b>	Bridgeport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Covered, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Level		

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

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

**\*\*Open House Saturday & Sunday 1pm to 4pm\*\*** Beautifully home that combines functional design with comfortable family living. Situated on a quiet street close to parks, schools, pathways, and everyday amenities, this property provides the perfect balance of community charm and convenient access to Calgary. This property features a leaseback opportunity, allowing the builder to lease the home from the purchaser for approximately two years at 6% of the purchase price, providing reliable rental income while the builder maintains the property in showhome condition. The main floor features a bright, open-concept layout designed to maximize both natural light and livability. Large windows create an inviting atmosphere throughout the living and dining areas, while the thoughtfully designed kitchen offers ample cabinetry, generous counter space, and a practical layout that makes meal preparation and entertaining effortless. The seamless flow between the kitchen, dining, and living spaces makes this home ideal for hosting gatherings or enjoying relaxed evenings with family. On this level you'll find a front facing space for an office with bright natural daylight. Upstairs, you'll find well-proportioned bedrooms that provide comfort and flexibility for families of all sizes. The primary bedroom serves as a private retreat, complete with its own ensuite and walk-in closet, creating a peaceful space to unwind at the end of the day. Two additional bedrooms sharing a full bathroom are perfect for children, guests, or a dedicated home office. The undeveloped basement adds valuable versatility, offering additional living space that can be tailored to your needs—whether as a recreation room, home gym, play area, or media space. This added square footage enhances the home's overall functionality and long-term potential. Outside, the property

features a spacious yard ideal for outdoor entertaining, gardening, or simply enjoying the fresh air. The detached garage on the back of the home provides convenient parking and storage options, while the surrounding neighbourhood offers a friendly, family-oriented atmosphere.

As a professionally decorated showhome, this property is not only beautifully finished but also presents a unique opportunity. Ask about the leaseback program, **\*LEASE BACK OPPORTUNITY, PURCHASE THIS HOME AND THE BUILDER WILL RENT IT BACK.** With its practical layout, comfortable living spaces, and desirable location in Chestermere, 545 Bridgeport Street presents an excellent opportunity for families, first-time buyers, or anyone seeking a well-cared-for home in a vibrant community just minutes from Calgary. This move-in-ready property delivers both lifestyle and value in one of Chestermere's established neighbourhoods.