



**213 Bridgeport Gate  
Chestermere, Alberta**

**MLS # A2300235**



**\$569,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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.