



168 Bridgeport Avenue  
Chestermere, Alberta

MLS # A2304693



**\$533,400**

<b>Division:</b>	Bridgeport		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Cascade by Shane Homes | Tentative Late Summer Possession Welcome to the Cascade, a thoughtfully designed duplex by Shane Homes in the community of Bridgeport in Chestermere. Currently under construction, this home features 3 bedrooms and 2.5 bathrooms with a functional layout built for modern living. The open-concept main floor includes a spacious kitchen with a walk-in pantry and central island, flowing seamlessly into the dining and living areas, ideal for both everyday living and entertaining. A side entry and basement rough-ins offer flexibility for potential future development. Upstairs, you’ll find three well-sized bedrooms, including a primary bedroom with a walk-in closet and full ensuite. A convenient upper-floor laundry area and a versatile flex room add valuable additional living space. Photos are representative and for illustrative purposes only.