



GRASSROOTS

REALTY GROUP

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**117 Bridgeport Gate
Chestermere, Alberta**

MLS # A2312241



\$559,000

Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,701 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TBD
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, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Located in the established and family-friendly community of Bridgeport in Chestermere, 117 Bridgeport Gate offers a thoughtfully designed duplex that combines flexibility, functionality, and future potential. Situated on a quiet street close to parks, schools, and everyday amenities, this home is ideal for families, multi-generational living, or buyers seeking additional space with room to grow. The main floor features a bright and open layout with generous natural light flowing through the living and dining areas. The kitchen is well positioned for both everyday use and entertaining, offering ample cabinetry and counter space. A standout feature of this level is the main-floor bedroom and full bathroom, providing excellent versatility for guests, extended family, or a private home office. Upstairs, the layout is designed with family living in mind. The spacious primary bedroom includes a walk-in closet and a private ensuite, creating a comfortable retreat at the end of the day. Two additional bedrooms share a full bathroom, making this level practical and well suited for children or guests. A convenient upper-level laundry area located in the hallway adds everyday ease. Completing this level is a welcoming family room, offering additional living space perfect for movie nights, a play area, or a quiet lounge. The basement is currently undeveloped but offers approximately 800 additional square feet of potential living space. With a separate exterior entrance, the lower level presents exciting possibilities for future development—whether you envision a recreation area, additional bedrooms, or extended family accommodations (subject to local approvals). Outside, the property is completed by a detached double garage, providing secure parking and additional storage space. The backyard area offers room to enjoy the outdoors while maintaining a manageable

footprint. With its flexible floor plan, main-floor bedroom, upper bonus space, and future basement potential, 117 Bridgeport Gate presents an excellent opportunity to own a well-designed home in a desirable Chestermere neighbourhood just minutes from Calgary. Move-in ready with room to customize, this property offers both comfort today and possibilities for tomorrow.