



# GRASSROOTS

REALTY GROUP

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271 Bridgeport Circle  
Chestermere, Alberta

MLS # A2312857



## \$749,957

<b>Division:</b>	Bridgeport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the growing community of Bridgeport, built by NuVista Homes. Featuring 9' ceilings on the main floor and foundation, this home offers a bright and open layout ideal for modern living. The main floor showcases luxury vinyl plank flooring and a stylish kitchen complete with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. The open-concept living area is centered around an electric fireplace with full-height tile surround, creating a warm and inviting atmosphere. A side entrance provides excellent future potential for basement development. Completing the home is a rare triple car garage, offering exceptional storage and everyday convenience. Designed for comfort, flexibility, and long-term value in the growing Bridgeport community.