



**199 Bridgeport Circle
Chestermere, Alberta**

MLS # A2322438



\$874,624

Division:	Bridgeport		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,609 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Impressive and spacious home with 3-car garage, walkout basement, side entrance, 9' basement walls, rear deck with BBQ gas line rough-in, plus main floor bedroom and full bath. Enjoy LVP throughout the main, quartz countertops with undermount sinks, added windows, electric fireplace with ledge and tile, paint-grade railing with iron spindles, and vaulted bonus room ceiling. The kitchen offers stainless steel appliances, chimney hood fan, gas range, pendant lighting, and spice kitchen with gas range, french door, and pantry shelving. Upstairs features 2 primary bedrooms, including a 5-piece ensuite with soaker tub, fully tiled shower with bench and barn door, plus bank of drawers. Upper baths include tiled floors. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. Home includes blower door testing for energy efficiency, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are a representative.