



GRASSROOTS
REALTY GROUP

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**541 Bridgeport Street
Chestermere, Alberta**

MLS # A2330807



\$682,900

Division:	Bridgeport		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Beautifully designed two-storey home that blends modern style, functional living, and investment potential. Thoughtfully crafted with elegant finishes and a highly practical layout, this home offers the perfect balance of comfort and sophistication. This property features a leaseback opportunity, allowing the builder to lease the home from the purchaser for approximately two years at 6% of the purchase price, providing reliable rental income while the builder maintains the property in showhome condition. The main level welcomes you with a dedicated office space featuring stunning barn doors, creating a private and stylish work-from-home environment. A full bathroom on the main floor adds versatility for guests. The heart of the home is the impressive kitchen, complete with a gas stove, sleek hood fan, double-door refrigerator, and a generous central island that provides ample prep space and seating—ideal for both everyday living and entertaining. The open-concept layout flows seamlessly into the living and dining areas, filled with natural light and enhanced by thoughtful design details throughout. At the rear of the property, a detached double garage provides secure parking and additional storage. From the garage, you’re welcomed by a deck that leads into a spacious and functional mudroom, offering an organized and convenient transition into the home. Upstairs, the well-designed upper level features a comfortable family room, perfect for relaxing or creating a secondary entertainment space. Two additional bedrooms share a full bathroom, while the primary retreat offers a private sanctuary complete with a walk-in closet and ensuite bathroom. The conveniently located upper-level laundry in the hallway enhances everyday practicality. The basement remains undeveloped, offering excellent potential for future customization—whether you

envision additional living space, a recreation room, home gym, or extra bedrooms. As a professionally decorated showhome, this property is not only beautifully finished but also presents a unique opportunity. Ask about the leaseback program, *LEASE BACK OPPORTUNITY, PURCHASE THIS HOME AND THE BUILDER WILL RENT IT BACK. With its elegant design, thoughtful layout, and flexible investment potential, 541 Bridgeport Street is a standout opportunity in one of Chestermere's welcoming communities.