



GRASSROOTS
REALTY GROUP

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**94 Bridgeport Landing
Chestermere, Alberta**

MLS # A2350258



\$799,424

Division:	Bridgeport		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning brand-new home in Bridgeport, Chestermere, offering nearly 2,500 sq. ft. of beautifully finished living space above grade. Designed with families and multigenerational living in mind, this 4-bedroom, 3-full-bath home features a main-floor bedroom and full bathroom, separate spice kitchen, side entrance, and undeveloped basement offering excellent future development potential. The impressive open-to-below design and soaring ceilings create a grand sense of scale, while expansive windows flood the home with natural light throughout. The main floor showcases designer-curated finishes, 8' doors, LVP flooring, quartz countertops, undermount sinks, and an impressive floor-to-ceiling tiled electric fireplace. The gourmet kitchen features stainless steel appliances, a gas range, chimney hood fan, built-in microwave, and refrigerator with ice and water, while the separate spice kitchen adds even more functionality with its own gas range and pantry storage. The bright and spacious living areas are thoughtfully designed for both everyday living and entertaining. Upstairs, the spacious primary retreat features a luxurious 5-piece ensuite with soaker tub and fully tiled shower, along with two additional bedrooms, a bonus room, full bathroom, and laundry. Built for modern living, this Built Green certified home offers triple-pane windows, a high-efficiency furnace, solar-ready infrastructure, EV charger rough-in, and smart-home technology, including a Ring doorbell, smart front-door lock, programmable thermostat, and smart switches controlled through an Amazon Alexa hub. Located in the growing community of Bridgeport, Chestermere, this home combines sophisticated design, abundant natural light, impressive scale, and exceptional functionality with the flexibility for future development. A beautiful new home offering the space, style, and modern

features today's families are looking for.