

**168 Bridgeport Avenue**  
**Chestermere, Alberta**

**MLS # A2304693**



**\$533,400**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Bridgeport                      |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,623 sq.ft.                    | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                     |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl   | <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>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Cascade by Shane Homes | Tentative Late Summer Possession Welcome to the Cascade, a thoughtfully designed duplex by Shane Homes in the community of Bridgeport in Chestermere. Currently under construction, this home features 3 bedrooms and 2.5 bathrooms with a functional layout built for modern living. The open-concept main floor includes a spacious kitchen with a walk-in pantry and central island, flowing seamlessly into the dining and living areas, ideal for both everyday living and entertaining. A side entry and basement rough-ins offer flexibility for potential future development. Upstairs, you’ll find three well-sized bedrooms, including a primary bedroom with a walk-in closet and full ensuite. A convenient upper-floor laundry area and a versatile flex room add valuable additional living space. Photos are representative and for illustrative purposes only.