



THE
A-TEAM

**RE/MAX
FIRST**

513 BRIDGEPORT Gate, Chestermere T1X0B5

MLS® #: **A2189496**

Area: **NONE**

Listing Date: **01/27/25**

List Price: **\$615,300**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2025**
Lot Information
Lot Sz Ar: **2,878 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,412**
Low Sqft:
Ttl Sqft: **1,412**

DOM

26
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Smart Home,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Living Room	Main	10`6" x 15`1"
Dining Room	Main	9`0" x 9`0"	Bedroom - Primary	Upper	11`0" x 13`10"
Bedroom	Upper	9`3" x 11`0"	Bedroom	Upper	9`3" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Welcome to the Aries II, a pre-construction 3-bedroom, 2.5-bathroom home by Shane Homes in the new community of Bridgeport in Chestermere. This laned home includes a 20x22 concrete parking pad at the rear, and is located near Chestermere Lake and East Hills Shopping Centre. Features include a full-width veranda, a bright front family room, a rear L-shaped kitchen with a spacious island and pantry, and a main-floor mudroom with a half bath. The second floor offers a central laundry room, two secondary bedrooms with walk-in closets, a 3-piece main bath, and a large owner's bedroom with a sitting area, walk-in closet, and private ensuite. Customize this home, including the option for future basement development. Photos, plans, and elevations are illustrative; finishes and layouts may vary. Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



