

# PIERCE 2

Address  
**199 Bridgeport Circle**

Job#  
**430012**

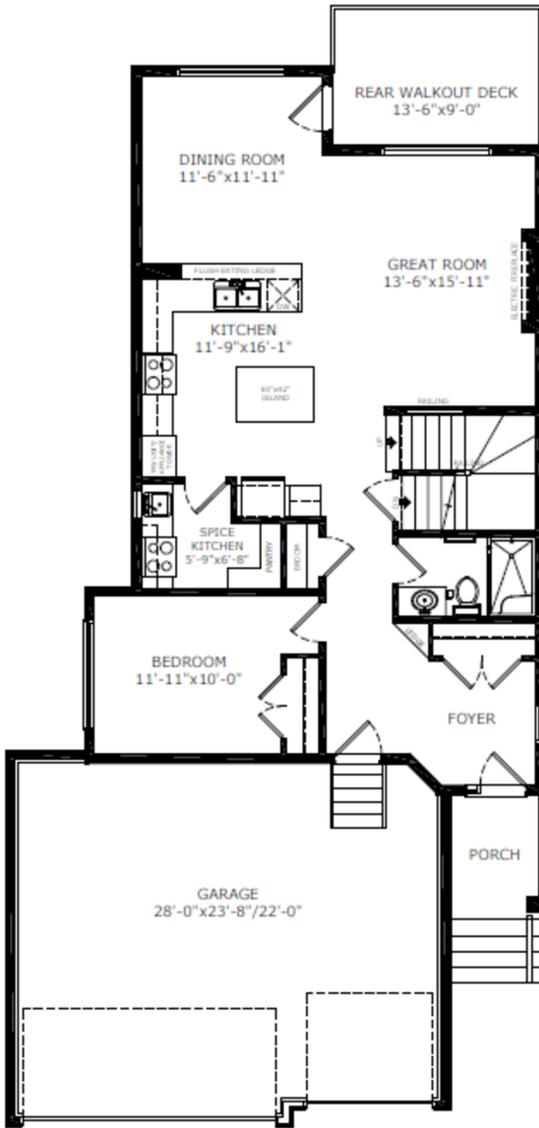
Total Sq. Ft. - 2538

Bedrooms - 5

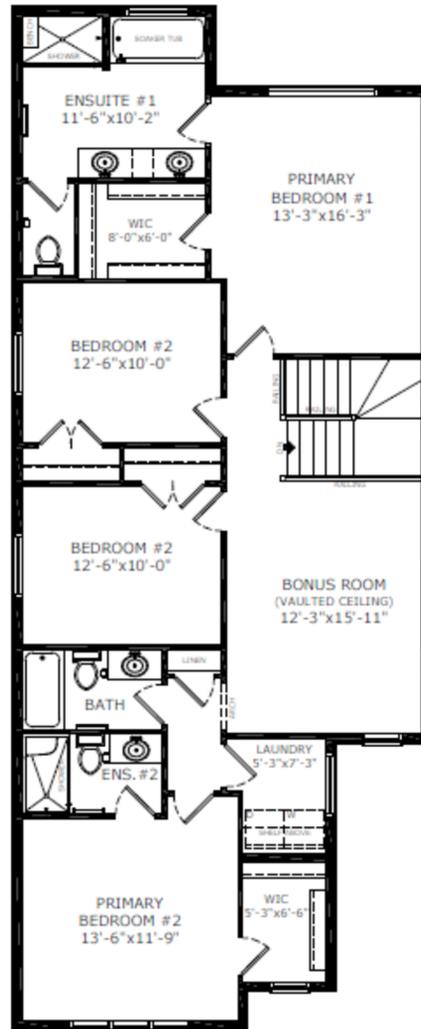
Bathrooms - 4

Garage - 3 Car

## Floorplan



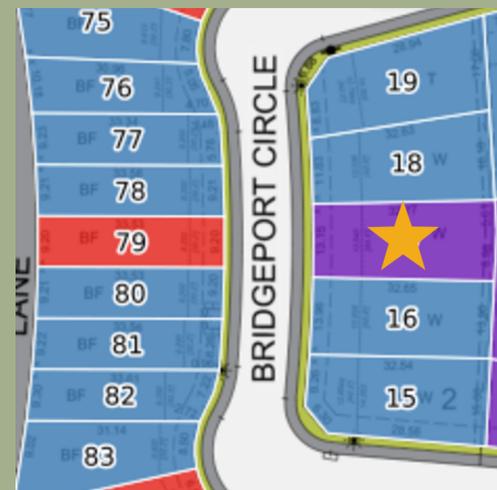
Main Level: 1124 sq. ft.



Upper Level: 1414 sq. ft.



Elevation



Lot Location



Doug Anderson  
Area Manager



Kevin Chavarro  
Area Associate

### Contact:

P: (587) 352-9930

E: [bridgeport@sterlingcalgary.com](mailto:bridgeport@sterlingcalgary.com)

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## Features



Without the Wait homes offer the benefit of moving in sooner, plus include these extra perks:

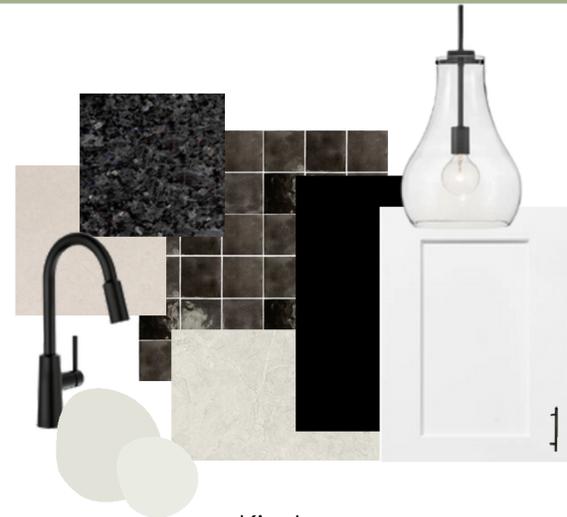
- **Curated Design:** Most popular floorplans and personalized interiors
- **Smart Energy:** Built-in energy efficiency and Smart Home features
- **Easy Move by Virtu:** Concierge services, moving totes, and a customer portal app
- **Sterling Built Rewards:** Exclusive perks, offers, and partnerships for homeowners

### Home Highlights

- 2025 Specifications
- 9' basement wall height
- Side entrance
- 3 Car garage
- Walkout basement
- Rear deck with BBQ gas line rough-in
- 2 Primary bedrooms upstairs
- Main floor full bath and bedroom
- Electric fireplace with ledge and tile below
- Paint grade railing with iron spindles
- Vaulted ceiling in bonus room
- LVP throughout main floor
- Quartz countertops with undermount sinks
- Additional windows throughout

### Kitchen Elements

- Stainless steel appliances, chimney hoodfan and gas range
- Spice kitchen with gas range, french door and pantry shelving
- Pendant lighting



Kitchen

### Bathroom Elements

- 5-piece ensuite with soaker tub
- Fully tiled shower with bench and barn door in ensuite
- Bank of drawers in ensuite
- 3-piece ensuite in 2<sup>nd</sup> primary bedroom
- Tiled floors in upper bathrooms
- Fiberglass shower in main floor bath



## Home Interiors