# \$970,000 - 25 Blue Heron Bay, Lake Newell Resort

MLS® #A2185157

# \$970,000

6 Bedroom, 3.00 Bathroom, 1,820 sqft Residential on 0.22 Acres

NONE, Lake Newell Resort, Alberta

Come for the living and stay for the lifestyle at Lake Newell Resort in Southern Alberta!! Reap the benefits of a brand new build, without starting from scratch yourself. Expected completion of project is February 2025. This incredible 6 bedroom, 3 bathroom, FULLY finished home will boast over 3600 total square feet of living space with a TRIPLE car garage! A craftsman-styled open concept bungalow, thoughtfully designed to compliment a spacious expanse wouldn't fit on one lot, so its on 2! This floor plan will appeal to everyone with 3 bedrooms on the main floor and 3 in the basement. The primary bedroom is a sanctuary with a walk in closet and a spa like ensuite. Vaulted ceilings in the great room will be highlighted with striking beams. Enjoy the breathtaking surroundings year round and finally make time for the hobbies that you love! One of Southern Alberta's best kept secrets, the deep, clear waters of Lake Newell play host to some of the finest fishing, sailing, boating, kite-surfing, water sports, swimming and skating you'II find! Just steps from the water, anchor your jet-ski or boat just offshore on sunny days! Located across the street from the racquet courts, park, playground and steps to the lake, enjoy your magnificent view and wonder what took you so long to get here! Lake Newell is just a quick drive from the city of Brooks, just minutes off of the TransCanada Highway between Calgary and Medicine Hat. This is your chance to own a property that you won't ever want to let go of. The Lake is







calling... (INTERIOR IS COMPLETE!! Exterior completion, weather pending).

## Built in 2024

# **Essential Information**

MLS® # A2185157
Price \$970,000

Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 1,820 Acres 0.22 Year Built 2024

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 25 Blue Heron Bay

Subdivision NONE

City Lake Newell Resort
County Newell, County of

Province Alberta
Postal Code T1R 0X5

#### **Amenities**

Amenities Beach Access, Park, Playground, Racquet Courts, Trash, Boating,

Clubhouse, Picnic Area

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

## Interior

Interior Features Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings,

Stone Counters, Double Vanity

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Tile, Glass Doors, Great Room

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Corner Lot, Seasonal Water

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed January 3rd, 2025

Days on Market 108

Zoning R-HAM

# **Listing Details**

Listing Office Real Estate Centre

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