

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

MLS® #A2185157

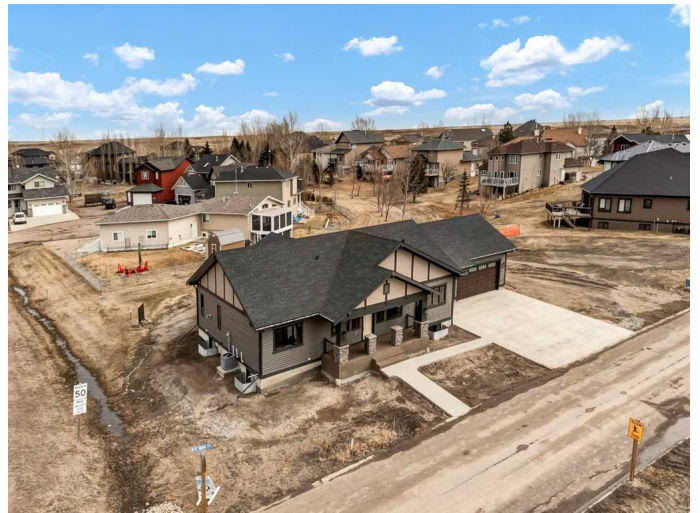
**\$970,000**

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'll 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	134
Zoning	R-HAM

## Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.