



GRASSROOTS
REALTY GROUP

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**25 Blue Heron Bay
Lake Newell Resort, Alberta**

MLS # A2240378



\$970,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,820 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Seasonal Water		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 800
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-HAM
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Kitchen Appliances, Central A/C, Living Room TV/Speaker		

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. This incredible 6 bedroom, 3 bathroom, FULLY finished home boasts 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 with heated tile floors. Vaulted ceilings in the great room are 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 pond hockey 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...