



GRASSROOTS
REALTY GROUP

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**12 Kingfisher Estates Drive
Lake Newell Resort, Alberta**

MLS # A2251092



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,932 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Back		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Gentle Sloping, Irregular Lot, Lake View		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Composite Siding

Foundation: ICF Block

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-H

Utilities: -

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Kitchen & Bar Appliances, TV Wall Mounts, Window Coverings, Electric Garage Door Openers & Remotes, Central A/C, Underground Sprinklers, Water Softener, Washer/Dryer x2, 2 Gas Fireplaces, 1 Electric Fireplace, Control4 System, Built-In Speakers, Retracting Outdoor Screen/Remote in Sunroom, Range Hood in Sunroom

Welcome to paradise! Experience lakefront luxury at its finest in this stunning executive estate on the highly sought Lake Newell in Southern Alberta. Offering 5 spacious bedrooms (all with lake views) & 6 bathrooms, this home boasts over 5,500 sq ft of total living space, showcasing every upgrade in this exquisite 2 storey custom masterpiece. Thoughtful design and clean finishes embody comfort and class throughout the property. Enjoy airy living areas enhanced by beautiful lighting and large picture windows that frame the breathtaking sparkle of the water. The main floor features plank hardwood flooring, quartz countertops, matte gold hardware and custom panelled appliances, along with a walk-in pantry and coffee bar in the kitchen. Much to the delight of your guests, a sit up bar area with vast counter space compliments and contrasts the neighbouring kitchen, allowing plenty of space to entertain with ease. The living room anchors the home with incredible views and a separate den/sitting area, perfect for enjoying coffee in front of the fire or watching TV. Off the dining room is a sunroom oasis with a motorized screen for privacy year round and a range hood & gas BBQ connection for winter grilling. The main floor also includes a spacious double office with built in cabinetry, a 2 pc powder room and a mudroom with generous storage. Upstairs, the Primary Suite features a 2 sided gas fireplace shared with a spa-like ensuite, large tub overlooking the lake, double sinks, custom steam shower and a spacious closet connected to the laundry room. Bedrooms 2 and 3 neighbour each other and conveniently each have their own 4 pc ensuite. Uniquely designed, the 2nd storey also houses an impressive bonus room over the garage. This room is the ultimate hangout spot... It has built in cabinetry set up for your home theatre, a statement fireplace and also has

a 2 pc powder room off to the side for ultimate convenience. The fully finished walkout basement hosts the 4th and 5th bedrooms, a family room, gym, outdoor accessible 4 pc bathroom, storage and an additional washer/dryer set in the utility room. The exterior boasts meticulous landscaping bordering the lake, a private courtyard for late night fires, an outdoor shower and extra storage for lake toys. This home features numerous extras, including ownership of a boat slip in the marina, an ICF block foundation, central A/C, gas BBQ hookups, a huge heated garage and underground sprinklers. It is within close proximity to racquet courts, parks and a private neighbourhood beach. Enjoy breathtaking views year-round and indulge in your favourite hobbies! Lake Newell's deep, clear waters offer top-notch fishing, boating, kite-surfing, and more, just steps from your door. Relax and soak in the scenery, as you find your slice of paradise just minutes from Brooks off the TransCanada Highway. Make this stunning property your forever home. The Lake is calling... Come for the living and stay for the lifestyle at Lake Newell Resort!