

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

MLS® #A2240378

**\$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. 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...

Built in 2024

### Essential Information

MLS® #	A2240378
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, Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Trash
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range,

	Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Great Room, Mantle, Tile
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	July 16th, 2025
Days on Market	67
Zoning	R-HAM

### **Listing Details**

Listing Office	Real Estate Centre
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