\$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'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...

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 104

Zoning R-HAM

Listing Details

Listing Office Real Estate Centre

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