



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2311791**

**\$1,175,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,419 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Interloc		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Beach, Cul-De-Sac, Gentle Sloping, Lake, Landscaped, Lawn, No Neighbours		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 855
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	RH
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Kitchen Appliances, Washer/Dryer, Window Coverings, Central Vac, Central A/C, EGDO's & Remote(s)		

This grand executive waterfront home is defined by timeless design and stunning features, beginning with its show-stopping curb appeal. From the gorgeous spiral staircase and elegant railings to the dramatic two-storey floor to ceiling windows overlooking the calm lake waters, every detail has been designed to blend sophistication with lakeside living. The Great Room offers the perfect balance of comfort and striking beauty, while the thoughtfully designed kitchen and dining area will impress any chef. From the flooring and lighting to the carefully selected paint colours, every finish throughout the home creates a sense of style. Spend summer days relaxing on the recently rebuilt decks overlooking the lake, just steps from the community beach and dock, or cozy up by the fireplace on chilly winter evenings. Upstairs, a unique open sitting area overlooks the water and leads to the stunning Primary Suite and second bedroom, both featuring private exterior balconies to fully enjoy the breathtaking surroundings. The luxurious ensuite is designed for relaxation and includes a walk-in closet, heated floors, double vanity, custom shower, and a soaker bubble tub. A spacious laundry room, full bathroom, and even more incredible lake views complete the upper level. The walkout basement is perfect for family gatherings and quiet evenings at home, featuring a large family room, wet bar, two additional bedrooms, and multiple storage rooms. Enjoy breathtaking views year-round while embracing the lifestyle you've always dreamed of. One of Southern Alberta's best-kept secrets, Lake Newell offers deep, clear waters ideal for fishing, boating, sailing, kite-surfing, swimming, paddle boarding, skating, and endless ice activities. Anchor your boat or jet ski just offshore, fish from the dock, or dive into the sandy, crystal-clear water only steps from your door. Located just minutes

from Brooks and conveniently off the Trans-Canada Highway between Calgary and Medicine Hat, Lake Newell Resort combines recreation, relaxation, and community living. Brand new walking paths encourage fun and fitness, whether on foot or wheels. This is more than a home - it's a life you'll never want to leave behind. Come for the living and stay for the lifestyle at Lake Newell Resort!