

\$1,060,000 - 3 Blue Heron View, Lake Newell Resort

MLS® #A2083418

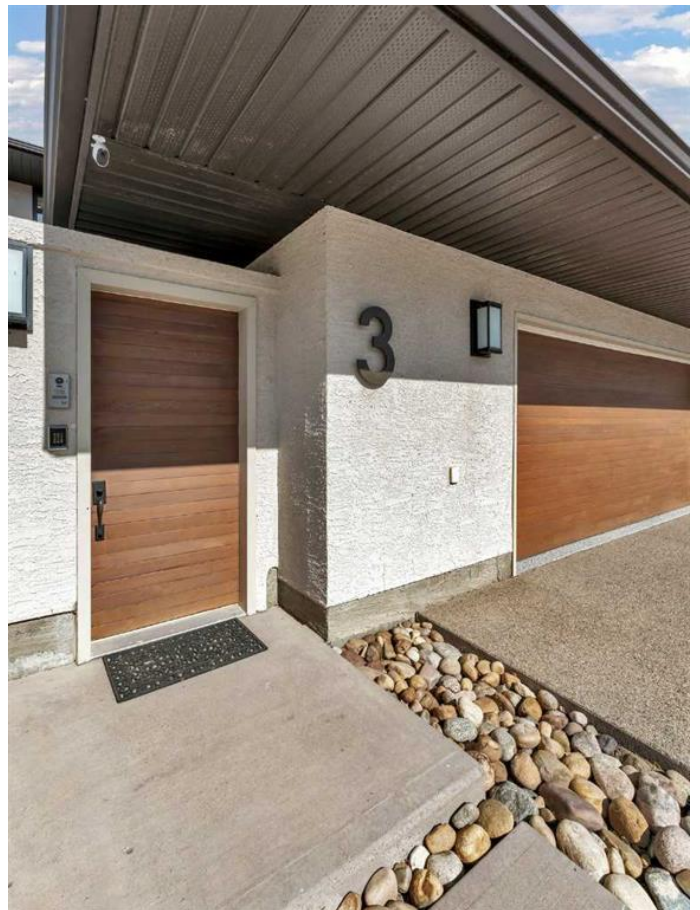
\$1,060,000

4 Bedroom, 4.00 Bathroom, 4,428 sqft

Residential on 0.18 Acres

NONE, Lake Newell Resort, Alberta

A modern, executive property that is sure to defy every expectation... Welcome to the lakefront, 3 Blue Heron View at Lake Newell Resort. Discover the epitome of refined, simplistic, luxurious living in this meticulously crafted 2010 home. Nestled in lush trees and just steps from the slate patio, dip your toes in the water and immerse yourself in life at the LAKE!! This estate home is quite different than what you've come to expect in a property and will leave you wondering why you'd ever want it any other way. With over 4200 sq ft of living space, this home has 4 bedrooms and 3.5 baths, a secure courtyard to welcome you through and an outdoor living space to leave all your troubles behind. Entering through the foyer (with the guest suite to the left), descend to the lower walkout level and find an unexpected marvel... A breathtaking main living area, open to the grandest of ceilings above and featuring a stunning choice of polished concrete under your toes. The kitchen is a masterpiece in itself; the Viking gas range and oversized island are just as captivating as the function at the forefront. Preparation, dishes, cleaning and storage are best done in the traditional Scullery, hidden away behind the opposite wall. The great room features an eye catching fireplace (if you can keep your eyes off the view out the glass doors just beside it)! With a dining space big enough for any family and a cozy Media Room to retreat to at the end of the day, this house was built to feel like a home. Revel in the



sun-shiny laundry room and never worry about storage again, with generous space given to both areas! Back up the stairs, and past the foyer to the peaceful 2nd floor, be impressed by the view of the lower level from above. The Primary Suite gets the ticket to the main event, the most breathtaking views of the lake and the beautiful foliage that surrounds, out the picturesque windows. With it's own private, oversized deck and decadent ensuite, you'll never want to leave! Bedrooms 2 and 3 also adorn the 2nd level, with the main bathroom in between. One more little treat, up to a 3rd level loft, find the perfect gym space, office, library or kids space along with another area for storage. This home truly has it all! It boasts privacy, decadence, style and immense amounts of thought towards what you might call the "perfect design". 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 skating you'll find! Just steps from the water, anchor your jet-ski or boat just offshore on sunny days! Relax in the hot tub, 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. Come for the living and stay for the LIFESTYLE! The Lake is calling...

Built in 2010

Essential Information

MLS® #	A2083418
Price	\$1,060,000
Sold Price	\$1,060,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	4,428
Acres	0.18
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Sold



Community Information

Address	3 Blue Heron View
Subdivision	NONE
City	Lake Newell Resort
County	Newell, County of
Province	Alberta
Postal Code	T1R 0X5

Amenities

Amenities	Beach Access, Boating, Park, Playground, Racquet Courts, Trash
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Workshop in Garage
Waterfront	Lake Access, Lake Front

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes

Basement	Finished, Walk-Out
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Exterior

Exterior Features	Built-in Barbecue, Courtyard, Gas Grill, Lighting, Outdoor Kitchen, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Lake, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Landscaped, Seasonal Water, Underground Sprinklers, Private, Rectangular Lot, Sloped Down, Views
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 29th, 2023
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Date Sold	November 2nd, 2023
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Days on Market	33
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Zoning	RH
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HOA Fees	0.00
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Listing Details

Listing Office	Real Estate Centre
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