



PREMIUM HOMES

# 15 Kingfisher Bay Lake Newell Resort



4 BEDS

2.5 BATHS

3,500+ sq. Ft.

\$889,500

CUSTOM DESIGNED

LUXURIOUS LIVING

DIRECT BEACH ACCESS

SPECTACULAR VIEWS

Masterful design and divine lifestyle meet at Lake Newell Resort in Southern Alberta! This 2008 custom-built home is situated on the shores of the destination hot-spot, Lake Newell. Picturesque lake views set the tone from the moment you enter this incredible executive waterfront home. Featuring 4 bedrooms and 2.5 bathrooms, this property would host a family of any size, make an incredible vacation property, place to enjoy your retirement or simply be the home that you've always deserved.

**JULIE JENKINS**

REALTOR®

403.793.5045

julie@realestatecentre.ca



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Highly sought out for fishing, sailing, water sports, ice activities, swimming, pond hockey, kitesurfing, boating and a beautiful place to call home, the community of Lake Newell Resort is what dreams are made of! And bring the boat!! Your very own private boat slip within the resort Marina is included, visible from this property and just a quick walk along the shoreline.

Stunning hardwood floors are highlighted by the generous natural light that bounces off the water and flows throughout. The grand custom kitchen with exquisite granite and butcher block countertops also features impressive appliances, including a Viking gas stove. Enjoy the open concept main floor, framed by bright, vaulted ceilings and visually stunning design elements such as the custom milled fireplace and mantle. A prominent office/den is highlighted by a large window looking out street side, where children play from sun up to sun down.

With a main floor Owner's suite, enjoy the incredible sunrises from the comfort of your own bed . It also has one of the most spa-like ensuites on the market.

The lakefront walk out basement is what it's all about! An impressive Family Room is the centerpiece of this huge space and includes a deluxe wet bar for entertaining as well as another beautiful fireplace set within custom built-in cabinetry. 3 large bedrooms, a full bathroom, vast storage and an attached sunroom/outdoor living area complete this impressive package!

Immaculately designed and impeccably maintained, the exterior includes spectacular landscaping, extensive brick and stone work, a driveway large enough to accommodate your RV, a dream garage fit for any craftsman or hobbyist, a sprawling covered upper deck, lower outdoor enclosed living space and of course, all within splashing distance of the crystal clear lake waters, enjoyable every season of the year!

It's evident from first glance that every detail of this property was carefully planned and quality crafted. This home is an absolute must-see! Come for the property, stay for the life-style! The Lake is calling...

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EXCLUSIVELY LISTED

LOT SIZE: 0.28 Acres

TAXES: \$5,128

HOA FEES: \$790/Year

INCLUSIONS:

Kitchen Appliances, Washer &  
Dryer, Central AC, Central Vac

OTHER FEATURES:

Underground sprinklers in the  
Beautifully landscaped yard.

SHOWINGS:

Call or Text Julie Jenkins

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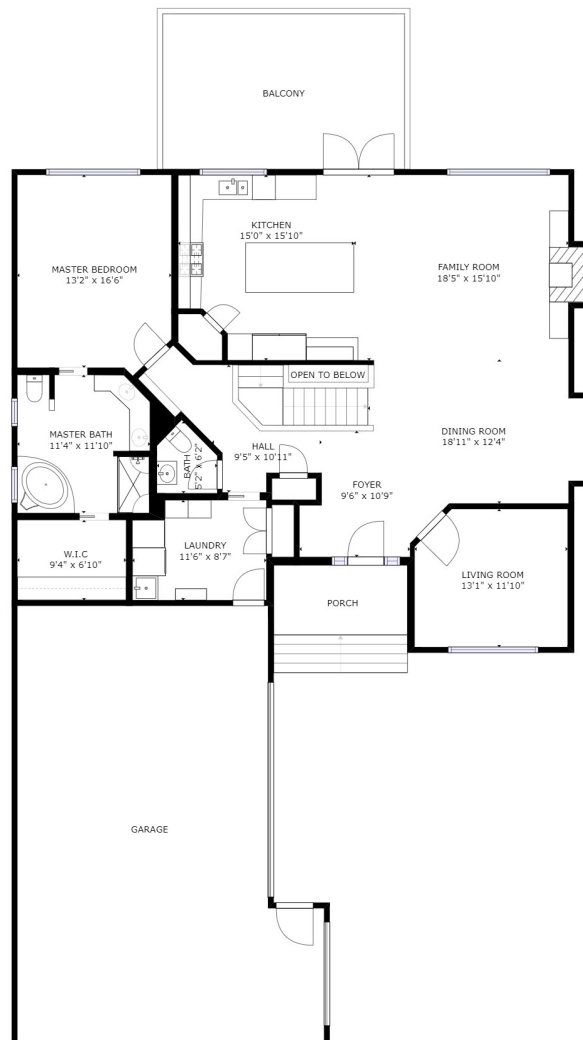
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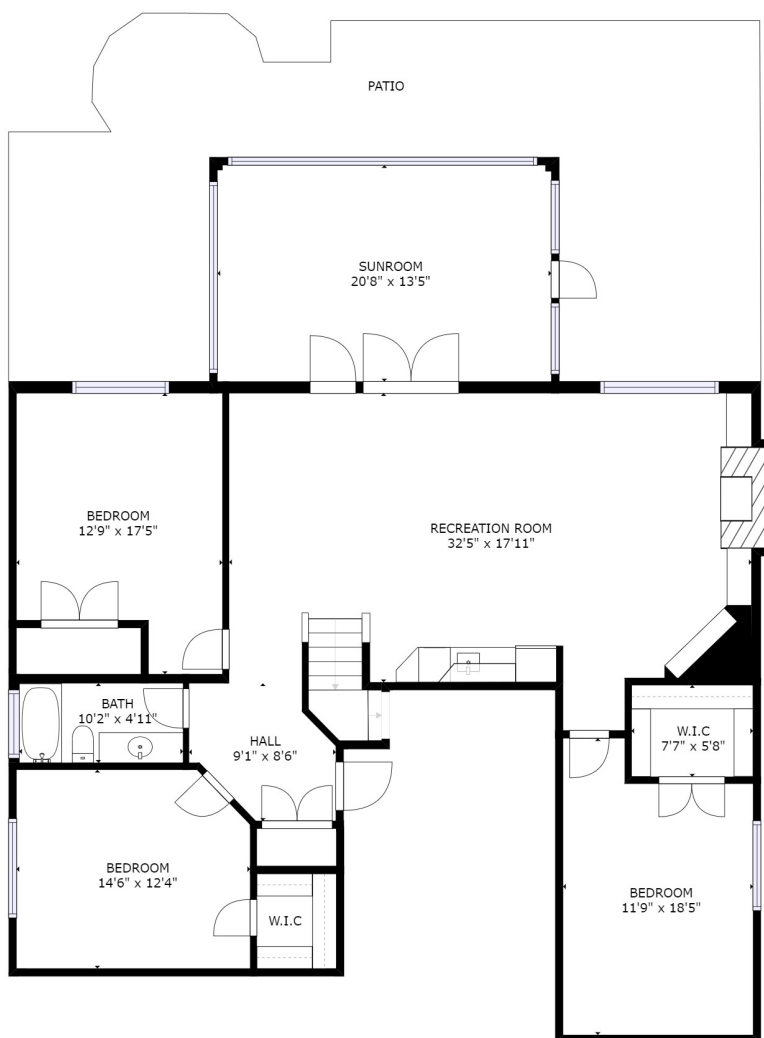
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