

**15 White Pelican Way**  
**Lake Newell Resort, Alberta**

**MLS # A2268744**



**\$875,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,542 sq.ft.                                                                | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Heated Garage, Off Street, Oversized |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gentle Sloping, Lake, Landscaped, Lawn, Low Maintenance Land     |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 660

**LLD:** -

**Zoning:** RH

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Gas Range, Range Hood, Dishwasher, Double Built-In Ovens, Trash Compactor, Garburator, Water Filtration System, Instant Hot Water Tap, Window Coverings, Central Vac & Existing Attachments, Central A/C, Underground Sprinklers, Electric Garage Door Openers & Remotes, Garage Shelving, Storage Room Shelving

Water and wonder meet at Lake Newell Resort in Southern Alberta, at 15 White Pelican Way! This 1998 custom-built, Kenco home is situated on the shores of the destination hot-spot, Lake Newell. Highly sought for fishing, sailing, water sports, ice activities, swimming, pond hockey, kitesurfing, boating and a beautiful place to call home, this community is what dreams are made of. Picturesque, unobstructed lake views set the tone from the moment you enter this incredible 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. Stunning hardwood and porcelain tile floors are highlighted by the generous natural light that bounces off the water and flows throughout. The large custom kitchen with timeless black design elements, warm wood cabinetry, incredible storage, large pantry, gas stove and filtered hot water on demand offers this and so much more. Enjoy the open concept main floor, framed by brightly lit ceilings and visually stunning design elements such as the custom fireplace and windows with a view that you almost can't believe is real. With a main floor primary suite, enjoy the incredible sunrises from the comfort of your own bed as well as an ensuite with a soaker tub and shower, and walk in closet. A 2nd bedroom features a large window looking out street side over the gorgeous landscaping. 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 pool table for fun nights with guests. 2 large bedrooms, a full bathroom, storage room with sink, cold room and a utility room finish the tour! Immaculately designed and impeccably maintained, the exterior includes spectacular landscaping, extensive

brick and stone work, a driveway large enough to accommodate 4 cars, an XL dream garage fit for any craftsman or hobbyist, a sprawling partly covered upper deck and lower outdoor patio - 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. \*Featuring heated garage, central vac, central a/c, underground sprinklers, triple pane windows and much more. This home is an absolute must-see! Come for the property, stay for the lifestyle! The Lake is calling...