

\$2,999,999 - 141 Birchcliff Road, Birchcliff

MLS® #A2172509

\$2,999,999

3 Bedroom, 2.00 Bathroom, 2,354 sqft
Residential on 0.56 Acres

NONE, Birchcliff, Alberta

Visit REALTOR® website for additional information. Welcome to 141 Birchcliff Road, situated on the east shore of Sylvan Lake with 2.5

standard lots & stunning lake views! Along the 125' of beach, you'll enjoy the views in a custom cabin with a wall of windows & a rooftop patio. Above the beach house you'll find a gorgeous outdoor entertaining area with custom rock fireplace, pergola, kids play area & RV parking stations. There's a grass sitting area & several boat slips for your toys & watercraft. The main building is a custom Bowood Shop / House! The main floor includes a marble tiled shop / garage / display area for your toys. Includes a laundry, kitchenette, full bath & tons of storage. The upper level has 3 beds, a full bath, custom granite & hardwood kitchen & large deck with amazing views!

Built in 2006

Essential Information

MLS® #	A2172509
Price	\$2,999,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,354
Acres	0.56
Year Built	2006



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	141 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Utilities	Natural Gas Available, Sewer Available
Parking Spaces	8
Parking	220 Volt Wiring, Front Drive, Heated Garage, Quad or More Attached
# of Garages	6

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Fire Pit, Playground, Private Entrance, Private Yard, Rain Gutters
Lot Description	Beach, Conservation, Lake, Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed October 11th, 2024

Days on Market 176

Zoning R1

Listing Details

Listing Office PG Direct Realty Ltd.

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