

\$1,149,900 - 405 Birchcliff Road, Birchcliff

MLS® #A2194247

\$1,149,900

4 Bedroom, 3.00 Bathroom, 4,119 sqft
Residential on 0.31 Acres

NONE, Birchcliff, Alberta

The ultimate lake home with 3 car garage, walkout, and over 4000 sq ft of living space bursting with pride of ownership throughout this luxurious living space. Dock access here also. This is where every day feels like a vacation and every moment is filled with the joy of knowing this is the house you get to call HOME. Step into the heart of the home, where an a large entrance welcomes you to the living room hosting a cozy fireplace, plenty of seating room, and picturesque views. The kitchen, a chef's dream, offers tons of cabinetry and working space, granite countertops, prep sink, sit up eating bar, walk thru pantry, duel fuel stove and it's open to dining area which creates the perfect space for entertaining and everyday living. With a sunroom boasting walls of windows, you'll be able to welcome the outside in and immerse yourself in the breathtaking natural surroundings, get your morning coffee and your favorite book and escape to this ever so restful room. The main level hosts 4 sets of patio doors that open to the 69 ft cedar deck. 2 bedrooms on this level, one being the grand primary with 6 piece ensuite. Also main floor laundry, perfectly designed mud room, and 4pc main bath. And that's just the main floor. As you make your way to the lower level, a warm ambiance awaits. Fireplace graces the family room, creating a cozy atmosphere for gatherings, while a games area, wet bar, and flex room provide endless possibilities for leisure and entertainment. Cold storage room,



flex room that could be used for office, playroom, craft room, or exercise room along with 2 more bedrooms and a 5 pc bathroom complete this level. Access to lower outside patio also .Outside, the property is adorned with beautiful trees for privacy and a quick path leading to the water with access to docking facilities.

Built in 2007

Essential Information

MLS® #	A2194247
Price	\$1,149,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,119
Acres	0.31
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	405 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Closet Organizers, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Many Trees, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Days on Market	52
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
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