

\$839,900 - 383 Birchcliff Road, Birchcliff

MLS® #A2075579

\$839,900

3 Bedroom, 3.00 Bathroom, 1,566 sqft

Residential on 0.23 Acres

NONE, Birchcliff, Alberta

This beautiful home offers a tranquil lakeside location with easy access to Sylvan Lake. Situated in the idyllic Summer Village of Birchcliff, this property embodies a year-round high-quality leisure lifestyle. Warm, comfortable, and cozy - this upscale home has been totally renovated inside and out within the last 6 years featuring well-appointed interior finishes designed for luxury easy living. Enhancements include all-new electrical, plumbing, energy-efficient triple-pane windows, flooring throughout, and new bathroom fixtures. The spacious new kitchen boasts a butler's pantry and large island, perfect for entertaining and new built-in display and storage units add functionality and elegance. The exterior has been entirely redone with Canoxel composite siding, new roofing including the LeafFilter gutter system, cedar fencing and large decks. The stunning timber frame front porch addition and attractive new landscaping accentuate the home's charm. The large triple door heated garage with a newly paved driveway is ideal for vehicle or boat storage or tinkering at your favourite hobby. The location allows you to embrace leisure lake living with a quiet country atmosphere. Wildlife abounds in the beautiful treed lot surrounded by mature spruce trees and backing onto a natural reserve. Ample recreational choices are within a 5-minute walk or drive, including boating, beaches, golfing, cycling, and fishing, and the Town of Sylvan Lake's amenities are only a 10-minute drive



away, offering every convenience you need for your leisure lifestyle. The property allows owners to participate in the Community Dock Program which provides back lot owners access to a dock within steps of the home. Experience the beauty, peace, and luxury of lakeside living at its finest. This fully renovated home in Birchcliff Summer Village promises comfort, community, and unparalleled access to nature and recreation. Your leisure lifestyle awaits.

Built in 1969

Essential Information

MLS® #	A2075579
Price	\$839,900
Sold Price	\$828,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,566
Acres	0.23
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	383 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Paved, Triple Garage

	Detached
Waterfront	Lake Access

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Lake, No Neighbours Behind, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Block, Perimeter Wall, Wood

Additional Information

Date Listed	August 23rd, 2023
Date Sold	November 21st, 2023
Days on Market	90
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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