

\$1,225,000 - 533 Birch Close, Birchcliff

MLS® #A2119549

\$1,225,000

4 Bedroom, 3.00 Bathroom, 1,779 sqft

Residential on 2.27 Acres

NONE, Birchcliff, Alberta

Enjoy scenic community living amongst many stylish updated features within this 3 bedroom + den, 3 bathroom walkout bungalow! Located in the desirable Summer Village of Birchcliff, this property offers all of the luxuries of the waterfront leisure- alongside quick access to Sylvan Lake and surrounding areas.

The paved driveway leads you towards the well manicured front lawn, which offers a front veranda that is complete with Duradek front steps a vinyl porch and gas line for barbecuing.

The grand front entry boasts tall vaulted ceilings, large windows, beautiful hardwood floors, fresh paint, and an unobstructed view of the lake. The open concept showcases the upgraded kitchen with luxury Cuisine Ideale soft close cabinetry, quartz countertops, stone tile backsplash, modern fixtures, high end stainless steel appliances, walk-in pantry large island with eating bar, alcove with shiplap walls, which have just been installed throughout the kitchen and formal living area. Adjacent, is the dining space where you can access the upper west facing yard. The large primary room offers a renovated 4 piece ensuite oasis, accessible via the sliding barn door. Revel in a large soaker tub, tiled glass shower, walk-in closet with shelving, and large vanity with custom cabinetry. There is an additional bedroom, 2 piece bathroom, laundry with sink and cabinetry, and heated garage access to finish the upper level.

A curved staircase with built-in lighting leads



you towards the spacious recreational space with a wet bar and wine fridge, which is ideal for entertainment with a second family room nestled close by- accentuated by an electric stone fireplace. Two additional bedrooms, 4 piece bathroom, and utility space complete the basement- from which you can enter the partially covered stone patio and backyard. Outdoors you can host amongst the newly added fire pit area with an Allan Block retaining wall, and grilling gazebo that offers electricity directly to the structure. Enjoy the scenic trees, shrubs, and garden within the large yard; or take the toys out from the recently added lean-to garage, which can be used on your own boat slip. Additional perks of the home include: new blinds and baseboards throughout, freshly installed water tank and filtration system, in-floor heat, ICF foundation, central vacuum, and so much more to be seen within.

Built in 2006

Essential Information

MLS® #	A2119549
Price	\$1,225,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,779
Acres	2.27
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	533 Birch Close
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	ICF Block

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 27th, 2024
Days on Market	24

Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office Concept Realty Group Inc.

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