

\$925,000 - 118 Birchcliff, Birchcliff

MLS® #A2147091

\$925,000

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 1.50 Acres

NONE, Birchcliff, Alberta

Welcome to your dream bungalow in the idyllic Summer Village of Birchcliff! This charming 1,550 sq. ft. home, located just off the lake, offers unparalleled access to serene waters with its own dock access. Perfect for lakeside living, this property combines modern amenities with timeless appeal.

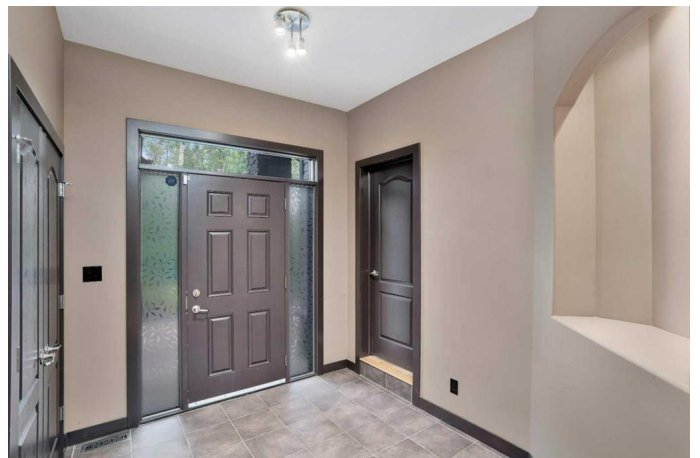
Key Features:

Prime Location: Enjoy the tranquility of Birchcliff, and your private tree covered yard with-in close proximity to the lake, making it ideal for water enthusiasts.

Spacious Living: This open concept bungalow boasts 3 bedrooms, 2.5 bathrooms, plus a den, with large living/rec rooms providing ample space for families or guests. Generous countertops and abundant cabinetry in the kitchen offer plenty of room for meal prep and storage, making it easy to keep your kitchen organized and clutter-free. The addition of the built-in coffee bar in the pantry offers the ideal set up for the early morning coffee enthusiast in the family.

Outdoor Bliss: The extended roof over the back patio creates a perfect outdoor oasis, featuring an outdoor kitchen, with ample deck space, and a covered sunroom with a 2-way gas fireplace, perfect for year-round enjoyment. while the stone fireplace on a concrete pad in the backyard offers a cozy spot for evening gatherings.

Comfort and Convenience: Experience the luxury of in-floor heating throughout the home, as well as slab heating in the garage. Cozy up



to the gas fire place in the main floor living room on those cold winter nights. Recent upgrades include new shingles in 2023, a newer septic tank, and newer hot water tanks, ensuring worry-free living.

This property is perfect for families, retirees, or anyone seeking a peaceful retreat with modern comforts. Don't miss the opportunity to make this lakeside bungalow your new home. Schedule a viewing today and start living the Birchcliff lifestyle!

Built in 2006

Essential Information

MLS® #	A2147091
Price	\$925,000
Sold Price	\$860,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	1.50
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	118 Birchcliff
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dock, Dog Run, Fire Pit, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Many Trees, Private
Roof	Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	November 9th, 2024
Days on Market	127
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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