

\$1,119,000 - 425 Birchcliff Road, Birchcliff

MLS® #A2153753

\$1,119,000

3 Bedroom, 3.00 Bathroom, 2,436 sqft
Residential on 0.27 Acres

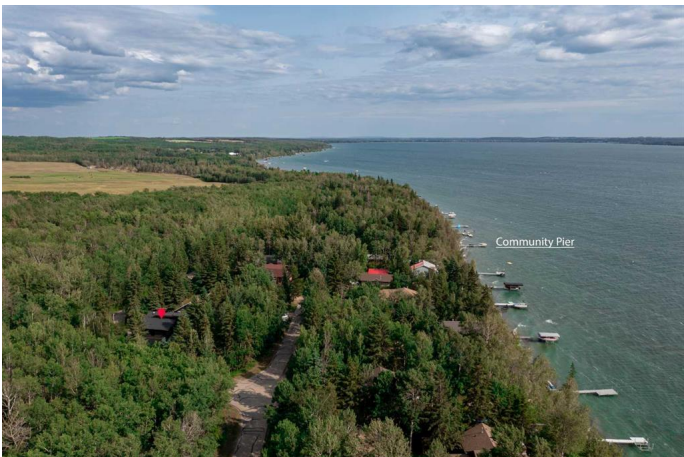
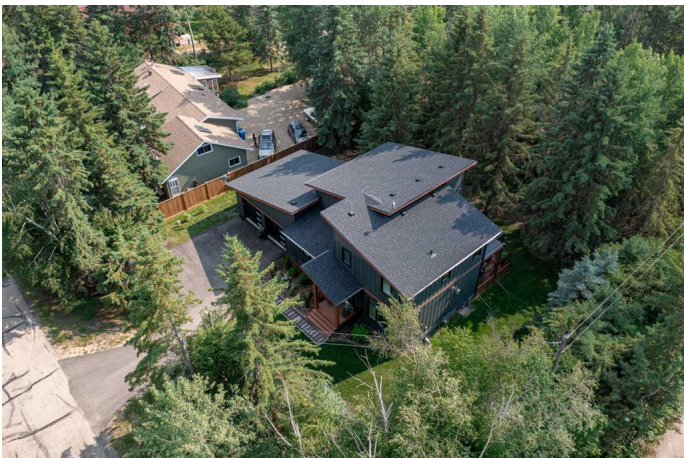
NONE, Birchcliff, Alberta

Visit REALTOR® website for additional information. 425 Birchcliff Rd is a custom 2 story home in the Birchcliff community on Sylvan Lake’s north shore, on a .27-acre lot with year-round living. This 2,436 sq ft home features a shed roof, sleek engineered wood siding with cedar accents, & a striking cedar slat wall. Inside, enjoy high-quality LVP flooring, custom built-in shelving, & a gas fireplace. Large triple-glazed windows showcase the backyard forest. The open main level boasts a custom kitchen with an island, quartz countertops, & premium stainless appliances. The main level includes an office, laundry, mudroom, & 1/2 bath. Upstairs, the master suite has a private deck, 5-pc ensuite, & walk-in closet, plus 2 more beds & a 4-pc bath complete this level. The unfinished basement is ready for future development. The double garage, covered deck, & landscaped yard enhance outdoor living.

Built in 2023

Essential Information

MLS® #	A2153753
Price	\$1,119,000
Sold Price	\$1,080,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,436
Acres	0.27
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	425 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Dry Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air, Fireplace(s), In Floor, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Many Trees, Private, Treed, Yard Drainage
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	December 6th, 2024
Days on Market	129
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	PG Direct Realty Ltd.
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