

# \$2,400,000 - 185 Birchcliff Road, Birchcliff

MLS® #A2212962

**\$2,400,000**

2 Bedroom, 3.00 Bathroom, 2,396 sqft

Residential on 0.42 Acres

NONE, Birchcliff, Alberta

Welcome to this rare opportunity to purchase this highly sought after Birchcliff home on the sunny side of Sylvan Lake! This stunning 2 storey home on a 75 x 213 lot offers breathtaking panoramic views and endless possibilities for lakeside living. This exceptional home boasts 2 primary bedrooms with ensuites and both rooms feature amazing SW views of the legendary Sylvan Lake Sunsets. This beautifully crafted home featuring soaring ceilings, rich wood detailing, granite countertops and elegant hardwood floors throughout. The upper family room and great room feature serene lake views from the expansive windows that flood the space with natural light, or relax by the cozy fireplace on cooler evenings. Step outside to the covered deck, gas fire pit, perfect for entertaining, unwinding, or simply soaking in the natural beauty of your surroundings. With plenty of space to expand or customize, this property offers incredible potential for a luxurious year-round residence or a weekend retreat.



Built in 1999

## Essential Information

MLS® #

A2212962

|                |             |
|----------------|-------------|
| Price          | \$2,400,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,396       |
| Acres          | 0.42        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 185 Birchcliff Road |
| Subdivision | NONE                |
| City        | Birchcliff          |
| County      | Lacombe County      |
| Province    | Alberta             |
| Postal Code | T4S 1R6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range  |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Basement          | None   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Private Yard, Fire Pit |
| Lot Description   | Beach                            |
| Roof              | Clay Tile                        |
| Construction      | Brick, Wood Frame, Concrete      |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 2                |
| Zoning         | R                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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