

# \$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	Fire Pit, Lighting, Private Yard
Lot Description	Beach
Roof	Clay Tile
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	6
Zoning	R

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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