



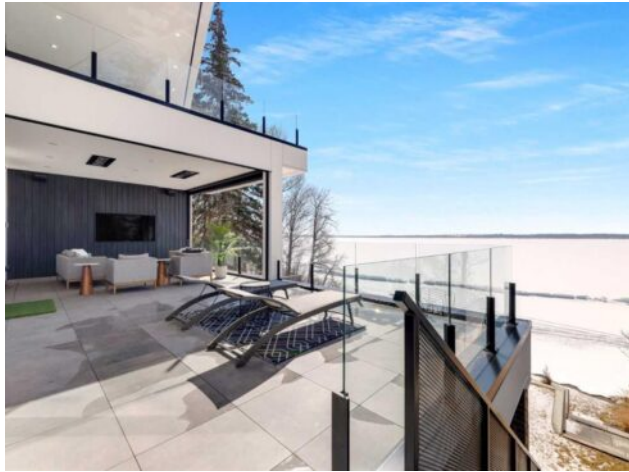
GRASSROOTS

REALTY GROUP

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71 Birchcliff Road
Birchcliff, Alberta

MLS # A2297763



\$3,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,891 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Front Drive, Heated Garage, Insulated, Triple Gar		
Lot Size:	0.29 Acre		
Lot Feat:	Beach, Lake, Landscaped, See Remarks, Views, Waterfront		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Coffee machine, Ice machine, Convection wall oven, Induction cooktop, Convection microwave, Refrigerator and Freezer in pantry, TV wall mounts, Custom electric blinds, Media equipment, Projector, Screen and surround sound speaker system, Sonos sound system through home, Central vacuum, Security cameras x2,

Presenting The Cliffs, a breathtaking custom lakefront residence by Award Winning Custom Home Builder: Square Structures. Designed to live in harmony with its surroundings, this architectural statement captures uninterrupted, south-facing lake views from every level, allowing light, water, and design to exist in perfect balance. Expansive walls of floor-to-ceiling glass dissolve the boundary between indoors and out, allowing the landscape to become part of everyday living. This 3890 sq.ft residence is expanded with 1,700 square feet of outdoor living space, including a fully screened outdoor lounge with fireplace, overhead heaters, and integrated media, an inviting setting for evenings by the water, regardless of the season. A refined palette of materials and meticulous craftsmanship define the interiors. Wide-plank white oak flooring grounds the open-concept main level, where a beautifully appointed living space flows effortlessly into the streamlined kitchen. With an eye for both form and function, the kitchen features porcelain countertops, integrated appliances, an induction cooktop, built-in coffee station, ice machine, and a discreet walk-through pantry with full-size refrigerator and freezer, all thoughtfully curated for seamless entertaining. The primary suite is a private sanctuary, offering direct access to a lake-facing balcony, a gas fireplace, walk-in closet and a spa-inspired ensuite with dual vanities, a walk-through shower, and custom tilework, all designed to calm and restore the soul. Throughout this residence, every detail has been considered: a dedicated home office, a private fitness studio with a wraparound balcony, four additional bedrooms, and a walk-out lower level complete with a family room and immersive theatre experience. In-floor heating and automated blinds on every level, a triple attached garage and lakeside outdoor storage provide comfort

and ease, while professionally designed landscaping creates an invitation to the water's edge. From sunrise reflections to fireside evenings, The Cliffs offers a lifestyle defined by a connection to nature and the moments that matter most.