



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**361 Birchcliff Road
Birchcliff, Alberta**

MLS # A2306467



\$1,799,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.80 Acre		
Lot Feat:	Beach, Brush, Irregular Lot, Lake, Many Trees, No Back Lane, No Neighbours		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R
Foundation:	Other	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Dock, Bunk House

Located on the sunny side of Sylvan Lake in highly sought-after summer village of Birchcliff. This rare 75' x 400' waterfront lot offers an incredible opportunity to own a truly special piece of lakefront property. Lots of this size and depth are exceptionally hard to find and seldom come to market. The cozy vintage cabin is full of warmth and character, offering the perfect setting for those seeking a peaceful, rustic lake lifestyle. Surrounded by mature trees with breathtaking views of the water, it's an ideal place to unwind, entertain, and create lasting family memories. This cottage was professionally renovated by Bowood Homes years ago, hardwood floors, Quartz countertops, new vintage look stove. This 2 bedroom cabin features an amazing cozy living room with a wood fireplace and an attached sunroom. A 10 by 10 bunk house for your quests and a 22 by 22 garage for all the lake toys. Enjoy the long summer days on the expansive lot just steps above the lake with a 14 x 16 lake front deck with sunshine all day and amazing sunsets at night. This home has the charm of classic lake living just as it was meant to be. For those with a vision, this property also presents an extraordinary opportunity to create something truly remarkable—whether enhancing what's here or designing your dream lakefront retreat. The neighboring homes have expansive shops with full living quarters and this lot awaits that vision. A rare offering in one of Sylvan Lake's most desirable locations.