



GRASSROOTS
REALTY GROUP

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391 Birchcliff Road
Birchcliff, Alberta

MLS # A2331152



\$1,788,880

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.30 Acre		
Lot Feat:	Gentle Sloping, Lake, Landscaped, Lawn, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Primary Downstairs, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave, wine fridge, washer, dryer, hot tub, dock and lift

Most lakefront properties offer the view. What comes with them is yours to determine. This one is different. 391 Birchcliff Road is a completely reimagined 3-bedroom, 2-bathroom bungalow on 97 feet of Sylvan Lake waterfront in Birchcliff, Alberta. Fully renovated in 2023 from top to bottom, the home is essentially brand new: vaulted tongue-and-groove ceilings, floor-to-ceiling lake-view windows, Bosch appliances, slab backsplash, wine fridge, and sage cabinetry in an open-concept kitchen built for long dinners and easy entertaining. Custom Spanish quartz sinks, Ann Sacks tile, and mid-century modern light fixtures carry the quality through both bathrooms. Wide plank white oak engineered flooring runs throughout. A stone fireplace anchors the living room for the evenings you want to stay in. Every major system was replaced: HVAC, plumbing, electrical, well pump. Smart home throughout: Alexa lighting, Nest thermostat, Ring security. Nothing was left behind. Outside, the 456 sq ft deck with pergola and retractable shade canopy is where the season actually lives. Mornings with coffee and an unobstructed lake view. Afternoons in the hot tub. Evenings around the fire pit with the kind of quiet that is getting harder to find. A boardwalk with seating sits at the water's edge. A Pier Pleasure dock system and electric boat lift handle the rest. Mature trees for privacy. Community sewer for peace of mind. Birchcliff, Lacombe County, Alberta. Approximately 15 minutes to Sylvan Lake's full amenities.