



**GRASSROOTS**  
REALTY GROUP

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**141 Birchcliff Road**  
**Birchcliff, Alberta**

**MLS # A2342048**



**\$2,799,000**

|                  |                                                                   |               |                   |
|------------------|-------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                                          |               |                   |
| <b>Size:</b>     | 2,354 sq.ft.                                                      | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 3                                                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Quad or More Attached                                             |               |                   |
| <b>Lot Size:</b> | 0.56 Acre                                                         |               |                   |
| <b>Lot Feat:</b> | Beach, Conservation, Lake, Landscaped, Lawn, No Neighbours Behind |               |                   |

|                    |                                            |                   |    |
|--------------------|--------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Boiler, In Floor, Fireplace(s), Forced Air | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Marble, Other      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -  |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** Air compressor, stereo system, (b/i fridge not working), bar stools, microwave, dishwasher, electric range, washer / dryer, fridge in main floor entry area, 2 upstairs fridge, fridge in garage, fridge in beachhouse, TV & mount in the beach house, TV's & Mounts in the main house, built in VCR equipment, garage door cabinets, black cabinets in the garage, 2 sheds

One hundred and twenty five feet of direct frontage on the east shore of Sylvan Lake, held over two and a half original lots. Bowwood built, and built in reverse, so the main living space sits on the upper floor where a wall of windows carries the water, the open western view, and the sunsets. The upper floor holds the kitchen, living, dining and family space along with the primary bedroom, two further bedrooms and a three piece bath. The entry level works hard underneath it: five piece ensuite, full laundry, storage and foyer. Composite siding on wood frame over a poured concrete foundation. Boiler and in floor heat, forced air natural gas, and central air. The attached garage runs sixty one feet by forty five feet, heated, with room for four vehicles and then some. A separate guest and boat house sits toward the water with its own living and dining space and a rooftop patio above it. A new screw pile deck went in during 2025. Private dock. Landscaped and fenced, paved driveway, mature trees, level lawn down to the beach.