

# \$1,264,900 - 533 Birch Close, Birchcliff

MLS® #A2210784

**\$1,264,900**

3 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 2.27 Acres

NONE, Birchcliff, Alberta

IMMEDIATE POSSESSION AVAILABLE.

Welcome to 533 Birch Close – A Stunning Walkout Bungalow on Over 2 Acres of Tranquil Land

Nestled in a serene setting, this beautifully updated walkout bungalow offers the perfect blend of luxury, functionality, and space. With 3 bedrooms plus a den, 3 bathrooms, and over 2 acres of land, this home is designed for both comfortable living and effortless entertaining.

Step inside to discover a modern open-concept main floor featuring stylish updates throughout. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, a stone tile backsplash, quartz countertops, a walk-in pantry, large island, and sleek modern fixtures. The spacious primary suite boasts a spa-like 4-piece ensuite with a gorgeous soaker tub. The main level finishes with a den, 2-piece bathroom, and convenient laundry room with a sink.

A stunning curved staircase leads to the fully developed walkout basement, where you'll find a large recreational room with a cozy electric stone fireplace, a wet bar with wine fridge, two more spacious bedrooms, a full 4-piece bathroom, and a utility room. From here, walk out to the partially covered stone patio and beautifully landscaped backyard. Enjoy convenient lake access, including a



designated boat slip, making this an ideal retreat for outdoor enthusiasts and water lovers alike.

This home also features a newly added double garage attached to the original garage, a fenced dog run, a new water filtration and reverse osmosis system, and a cozy fire pit area perfect for evenings under the stars.

533 Birch Close is the perfect retreat to call home – combining peace, privacy, and modern living.

Built in 2006

**Essential Information**

MLS® #	A2210784
Price	\$1,264,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	2.27
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	533 Birch Close
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

**Amenities**

Parking	Double Garage Attached, Quad or More Attached
# of Garages	5

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Vinyl Windows, Quartz Counters, Soaking Tub, Separate Entrance, Storage, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Gas Range
Heating	In Floor, Forced Air, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Other, Private Yard, Garden
Lot Description	Back Yard, Gentle Sloping, Landscaped, Rectangular Lot, Views, Few Trees, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco
Foundation	ICF Block

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	138
Zoning	R2

## Listing Details

Listing Office	Concept Realty Group Inc.
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