

# \$1,899,900 - 413 Birchcliff Road, Birchcliff

MLS® #A2249888

**\$1,899,900**

5 Bedroom, 3.00 Bathroom, 1,145 sqft

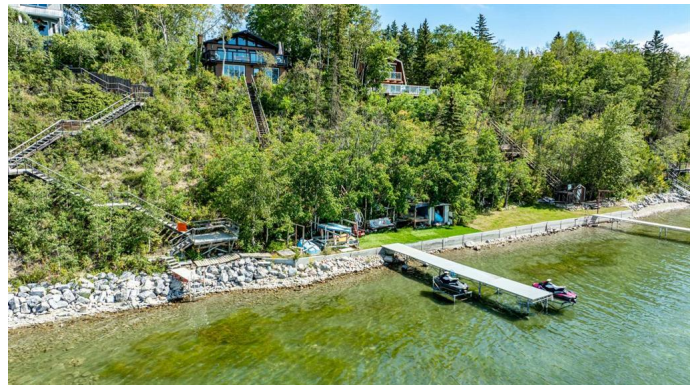
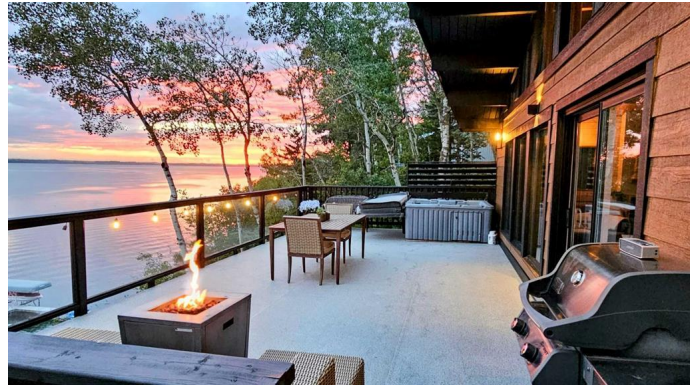
Residential on 0.26 Acres

NONE, Birchcliff, Alberta

Your dream lakefront getaway awaits with 80 feet of pristine private beachfront. Located on a quiet close in the Summer Village of Birchcliff, this exceptional property offers the ultimate lake lifestyle—whether it's relaxing on the sand, heading out for watersport adventures, or having the perfect place to store your boat lifts and docks in the off-season.

Upstairs, you'll find an open-concept main floor that showcases floor-to-ceiling windows, flooding the space with natural light and capturing the incredible southern exposure over the water. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, a gas stove, quartz countertops, a light brick backsplash, and elegant engineered hardwood flooring that flows throughout the home. The spacious living room is anchored by a cozy gas fireplace, creating a warm and inviting space to relax or entertain.

Vaulted ceilings with exposed wood beams add a rustic elegance, while the expansive deck off the main level offers the perfect spot to enjoy your morning coffee or evening sunsets over the lake. Unwind in the hot tub while taking in the serene surroundings and panoramic lake views. The main floor also includes a convenient laundry area and a serene primary bedroom complete with a luxurious 4-piece ensuite featuring a relaxing steam shower.



The fully finished walk-out basement extends the living space with four additional bedrooms, another 4-piece bathroom, and a generous rec room featuring a charming wood-burning stoveâ€”perfect for cozy evenings. One of the basement bedrooms offers direct access to the outdoors through sliding glass doors, allowing easy access to the backyard and lakefront.

From the house, stairs lead you down to the water's edge where youâ€™ll find your private dockâ€”ideal for boating, swimming, or simply enjoying the peaceful lakeside lifestyle.

A 24x28 double detached garage provides plenty of room for storage or vehicles, rounding out this exceptional property.

Whether youâ€™re seeking a year-round residence or a luxurious getaway, this home delivers unparalleled lakefront living in one of Albertaâ€™s most scenic communities.

Built in 1975

**Essential Information**

MLS® #	A2249888
Price	\$1,899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,145
Acres	0.26
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	413 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S1R6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Dock
Lot Description	Fruit Trees/Shrub(s), Private, Standard Shaped Lot, Views, Waterfront
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 25th, 2025
Days on Market	1
Zoning	R

### **Listing Details**

Listing Office

Concept Realty Group Inc.

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