

71 Birchcliff Road  
Birchcliff, Alberta

MLS # A2239660



**\$3,990,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | NONE   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 3,826 sq.ft.   | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Garage |               |                  |
| <b>Lot Size:</b> | 0.29 Acre  |               |                  |
| <b>Lot Feat:</b> | Beach, Lake, Landscaped, Lawn, Waterfront                                      |               |                  |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | High Efficiency, In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | - |
| <b>Floors:</b>     | Hardwood   | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Membrane, Other  | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Concrete, Wood Frame   | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | - |
| <b>Features:</b>   | Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Stone Counters, Storage, Walk-In Closet(s), Wet Bar |                   |   |
| <b>Inclusions:</b> | 2 wired security cameras, built in media system with 4 zone Sonos system, outdoor heaters, built in ice maker, built in coffee machine, 2 A/C units  |                   |   |

Welcome to The Cliffs &mdash; a breathtaking custom lakefront residence built by Square Structures, recipient of the Central Alberta Building Association's Award of Excellence. This architectural masterpiece offers a seamless blend of luxury, function, and connection to nature, with panoramic south-facing lake views from every level. Designed with wall-to-wall, floor-to-ceiling triple-pane windows, the home is flooded with natural light and offers uninterrupted views of the water throughout. Step outside to enjoy 1,750 sq ft of outdoor decking, including a screened-in living space with gas fireplace, ceiling heaters and TV &mdash; the perfect extension of your indoor living. The striking exterior is finished with a premium combination of EIFS stucco, King Klinker brick, Cham Clad, and Lux Architectural panels, setting the tone for the elevated design found within. Enter through a 4'x8' custom front door into an open-concept main floor featuring 8' wide-plank engineered white oak flooring, a spacious living area, and a fully custom kitchen complete with porcelain countertops, high-end appliances, a built-in ice maker, built-in coffee machine, induction cooktop, and a walk-through pantry housing a full-size fridge and freezer. The main floor also includes a 200 sq ft home office and seamless access to the outdoor living areas. The primary suite is a true retreat, featuring private lake-facing balcony access, a gas fireplace, and a spa-inspired ensuite with dual vanities, walk-through shower, and custom-tiled walls. Additional features include: personal GYM with wraparound balcony, WALK-OUT basement with lake views, family room, THEATRE room (100' screen & 5.1 surround sound) In-floor heating, ELECTRIC power blinds on every level, PROFESSIONALLY landscaped yard with tiered access to the water,

underground irrigation, privacy fencing, and landscape lighting This is a rare opportunity to own a meticulously crafted luxury home with direct lake access and premium finishes throughout. The Cliffs is more than a home — it's a lifestyle.