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71 Birchcliff Road Birchcliff, Alberta

MLS # A2239660



\$3,990,000

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

Heating: Water: High Efficiency, In Floor, Forced Air, Natural Gas Floors: Sewer: Hardwood Roof: Condo Fee: Membrane, Other **Basement:** LLD: Finished, Full Exterior: Zoning: Concrete, Wood Frame R Foundation: **Utilities: Poured Concrete**

Features: 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

Inclusions: 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 — 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 — 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, partice lake access and partice.	privacy fencing, and la premium finishes throu	andscape lighting andscape lighting is	This is a rare oppor more than a home	tunity to own a meticu — it's a	llously crafted luxury a lifestyle.	home witl