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185 Birchcliff Road Birchcliff, Alberta

MLS # A2264975



\$2,300,000

NONE Division: Residential/House Type: Style: 2 Storey Size: 2,396 sq.ft. Age: 1999 (26 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.42 Acre Lot Feat: Beach

Heating: Water: Fireplace(s), Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Clay Tile **Basement:** LLD: None Exterior: Zoning: Brick, Concrete, Wood Frame R Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Garage Door Opener and Remote, All Window Coverings

Welcome to this rare opportunity to purchase this highly sought after Birchcliff home on the sunny side of Sylvan Lake! This stunning 2 storey home on a 75 x 213 lot offers breathtaking panoramic views and endless possibilities for lakeside living. This exceptional home boasts 2 primary bedrooms with ensuites and both rooms feature amazing SW views of the legendary Sylvan Lake Sunsets. This beautifully crafted home featuring soaring ceilings, rich wood detailing, granite countertops and elegant hardwood floors throughout. The upper family room and great room feature serene lake views from the expansive windows that flood the space with natural light, or relax by the cozy fireplace on cooler evenings. Step outside to the covered deck, gas fire pit, perfect for entertaining, unwinding, or simply soaking in the natural beauty of your surroundings. With plenty of space to expand or customize, this property offers incredible potential for a luxurious year-round residence or a weekend retreat.