

\$2,857,000 - 141 Birchcliff Road, Birchcliff

MLS® #A2250573

\$2,857,000

3 Bedroom, 2.00 Bathroom, 2,354 sqft

Residential on 0.56 Acres

NONE, Birchcliff, Alberta

Visit REALTOR® website for additional information. Welcome to the ACREAGE 141 Birchcliff Road! You™ know when you get here because it truly is One-Of-A-Kind!

Situated on the east shore of Sylvan Lake with 125 linear feet of lakefront (2.5 standard lots!) with stunning lake & sunset views! The SUNNY SIDE. 65 feet of park like setting is totally open to build a second residence. Every detail has been carefully designed & every need has been provided for! Along the 125™ of beach, you™ find a custom cabin with a wall of windows overlooking the lake. You can enjoy the views here or head up to the BEACH HOUSE rooftop patio.

There™s also a barbecue & grass sitting area. Plenty of water space for several boat slips. Easy access for watercraft, kayaks and stand up paddles. Storage shed is available for all accessories. Skis, wakeboards and life jackets.

Built in 2006

Essential Information

MLS® #	A2250573
Price	\$2,857,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,354
Acres	0.56



Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	141 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Heated Garage, Quad or More Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Fire Pit, Playground, Private Entrance, Private Yard, Rain Gutters
Lot Description	Landscaped, Lawn, No Neighbours Behind, Beach, Conservation, Lake
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	90
Zoning	R1

Listing Details

Listing Office	PG Direct Realty Ltd.
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