

71 Birchcliff Road  
Birchcliff, Alberta

MLS # A2161484



**\$4,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,615 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Few Trees, Front Yard, Lake, Landscaped, Lawn, Low Ma		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	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, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled on the tranquil shores of Sylvan Lake, in the picturesque Summer Village of Birchcliff, is a property of unparalleled beauty. This 5 bed, 4 bath haven is a contemporary masterpiece, meticulously designed & built by award winning Square Structures. With impeccable attention to detail & a commitment to modern luxury, this lakefront residence offers a lifestyle of absolute tranquility & privacy. Imagine waking up to the gentle lapping of waves against your private beach, stepping onto your dock to bask in the morning sun & sipping your coffee while taking in the breathtaking lake views. This property offers the unique opportunity to make this idyllic scenario your daily reality. Whether you're an avid boater, a fishing enthusiast or simply someone who appreciates the serenity of lakeside living, this home is a dream come true. Your own boat lift ensures that your watercraft is always ready for adventures, making it effortless to explore the pristine waters of Sylvan Lake at your leisure. As the day draws to a close, gather around the lakeside firepit, where memories are made under the starlit sky. This is not just a house; it's a gateway to a life of waterfront wonder. The moment you step inside, you'll be struck by the architectural marvel that unfolds before you. This home is a testament to contemporary designs with clean lines, open spaces & a commitment to maximizing the breathtaking lake views that surround you. The use of floor-to-ceiling windows & nano doors seamlessly connect the interior with the exterior. The expansive porcelain-tiled deck with sleek glass railings serves as an extension of your living & entertaining areas. With this space, you'll find yourself in a constant state of awe, as each sunrise & sunset paints a different masterpiece in the sky. Every element of this home has been carefully curated to create a harmonious blend of aesthetics &

functionality. The engineered white oak hardwood floors exude warmth & sophistication, providing a timeless canvas for your personal style. As you explore further, you'll discover hidden treasures like the butler's pantry, cleverly concealed behind an unassuming door, adding an element of surprise & elegance to your culinary adventures. The grand entryway welcomes with a sense of grandeur, setting the tone for the luxurious experience that awaits within. The primary master bedroom is a sanctuary of its own with a gas fireplace for cozy evenings & a private deck that offers a front-row seat to the lake's ever-changing beauty. The ensuite bathroom is a work of art, featuring a deep soaker tub & a walk-through shower that transforms your daily ritual into a spa-like experience. An office encased in glass offers a private & inspiring workspace. For those who prioritize fitness, the upper-level gym with its own deck provides a motivating space. Enjoy your movie nights in the theatre room & serve guests from the well-appointed bar. The south exposure ensures ample sunlight throughout the day. Welcome home!