

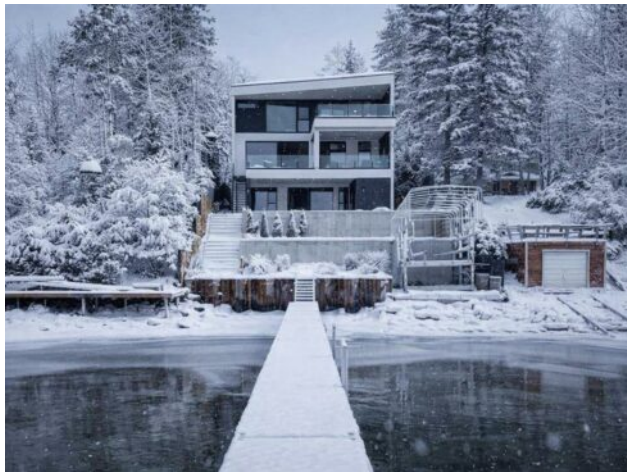


GRASSROOTS
REALTY GROUP

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71 Birchcliff Road
Birchcliff, Alberta

MLS # A2239660



\$3,990,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,826 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	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: High Efficiency, In Floor, Forced Air, Natural Gas

Water: -

Floors: Hardwood

Sewer: -

Roof: Membrane, Other

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Wood Frame

Zoning: R

Foundation: Poured Concrete

Utilities: -

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, 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.