



GRASSROOTS
REALTY GROUP

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141 Birchcliff Road
Birchcliff, Alberta

MLS # A2250573



\$2,857,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Heated Garage, Quad or More Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Beach, Conservation, Lake, Landscaped, Lawn, No Neighbours Behind		

Heating: Boiler, In Floor, Fireplace(s), Forced Air

Floors: Ceramic Tile, Hardwood, Marble, Other

Roof: Asphalt Shingle

Basement: None

Exterior: Cedar, Composite Siding, Concrete, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

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

Inclusions: Air compressor, stereo system, (b/i fridge not working), bar stools, microwave, dishwasher, electric range, washer / dryer, fridge in main floor entry area, 2 upstairs fridge, fridge in garage, fridge in beachhouse, TV & mount in the beach house, TV's & Mounts in the main house, built in vcr equipment, garage door cabinets, black cabinets in the garage, 2 sheds,

Visit REALTOR® website for additional information. Welcome to the ACREAGE 141 Birchcliff Road! You'll 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'll 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.