



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

79 Birchcliff Road
Birchcliff, Alberta

MLS # A2256785



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Beach, Lake, Landscaped, Lawn, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Primary Downstairs		

Inclusions:	Fridge, stove, dishwasher, washer, dryer
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Welcome to your dream lakefront getaway! Nestled on the sunny side of Sylvan Lake, this beautifully renovated cabin sits on a level 50x203' lot with 50 feet of pristine shoreline and stunning southwest-facing views. With full riparian rights and some of the best sunset views on the lake, this is a rare opportunity to enjoy both privacy and prime water access year-round. The cozy yet spacious 1,044 sqft cabin features 3 bedrooms and 1 full bath, all recently updated with stylish finishes. Step inside and fall in love with the warmth of the wood panel ceilings, corner wood-burning fireplace, and the perfect blend of rustic charm and modern convenience. Recent upgrades include a brand new kitchen, new flooring, updated lighting, and a refreshed bathroom with new shower, vanity, and toilet. The home is also equipped with new appliances (fridge, stove, dishwasher, washer, and dryer), on-demand hot water, a new furnace, new shingles, and eavestroughs — making it fully move-in ready and fully winterized for year-round enjoyment. Modern touches include the ability to charge an electric vehicle, perfect for today's environmentally conscious homeowner. Outside, the home continues to impress with extensive landscaping, RV parking pad and a large deck perfect for morning coffees or evening wine overlooking the lake. Whether you're swimming, boating, or relaxing by the fire, this property delivers the ultimate lake life experience.