



**GRASSROOTS**  
REALTY GROUP

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**79 Birchcliff Road**  
**Birchcliff, Alberta**

**MLS # A2256785**



**\$1,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Beach, Lake, Landscaped, Lawn, No Neighbours Behind, Private		

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

<b>Inclusions:</b>	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 hookups, 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.