



**405 Birchcliff Road
Birchcliff, Alberta**

MLS # A2105821



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,115 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Landscaped, Many Trees, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: n/a

Welcome to your personal paradise. A magnificent lake home with 3 car garage, walkout, and immaculate finishes that redefine luxury living. This is where every day feels like a vacation and every moment is filled with comfort and beauty. Step into the heart of the home, where an a large entrance welcomes you begin making beautiful memories. The living room hosts a cozy fireplace, plenty of seating room, and picturesque views. The kitchen, a chef's dream, offers tons of cabinetry and working space, granite countertops, prep sink, sit up eating bar, walk thru pantry, duel fuel stove and it's open to dining area which creates the perfect space for entertaining and everyday living. With a sunroom boasting walls of windows, you'll be able to welcome the outside in and immerse yourself in the breathtaking natural surroundings, get your morning coffee and your favorite book and escape to this ever so restful room. The main level hosts 4 sets of patio doors that open to the 69 ft cedar deck. 2 bedrooms on this level, one being the grand primary with 6 piece ensuite. Also main floor laundry, perfectly designed mud room, and 4pc main bath. And that's just the main floor. As you make your way to the lower level, a warm ambiance awaits. Fireplace graces the family room, creating a cozy atmosphere for gatherings, while a games area, wet bar, and flex room provide endless possibilities for leisure and entertainment. Cold storage room, flex room that could be used for office, playroom, craft room, or exercise room along with 2 more bedrooms and a 5 pc bathroom complete this level. Access to lower outside patio also .Outside, the property is adorned with beautiful trees for privacy and a quick path leading to the water and docking facilities. Memories are waiting to be made. Enjoy the lake.