



**141 Birchcliff Road**  
**Birchcliff, Alberta**

**MLS # A2108660**



**\$3,100,141**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,354 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	0.56 Acre		
<b>Lot Feat:</b>	Beach, Conservation, Lake, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Marble, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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, mirowave, dishwasher, electric range, washer / dryer, fridge in mainfloor entry area, 2 upstairs fridge, fridge in garage, fridge in beachhouse, TV & mount in the beach house, TV's & Mounts in the mainhouse, built in vcr equipment, garage door cabinets , black cabinets in the garage, 2 sheds,

Visit REALTOR website for additional information. Welcome to 141 Birchcliff Road, situated on the east shore of Sylvan Lake with 2.5 standard lots & stunning lake views! Along the 125' of beach, you'll enjoy the views in a custom cabin with a wall of windows & a rooftop patio. Above the beach house you'll find a gorgeous outdoor entertaining area with custom rock fireplace, pergola, kids play area & RV parking stations. There's a grass sitting area & several boat slips for your toys & watercraft. The main building is a custom Bowood Shop / House! The main floor includes a marble tiled shop / garage / display area for your toys. Includes a laundry, kitchenette, full bath & tons of storage. The upper level has 3 beds, a full bath, custom granite & hardwood kitchen & large deck with amazing views!