



425 Birchcliff Road
Birchcliff, Alberta

MLS # A2133153



\$1,175,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Lake, Gentle Sloping, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: gas cook top, wall oven/microwave, fridge, dishwasher, beverage centre, motorized blinds & window coverings, garage door opener 2 controls

Welcome to the chic and modern 425 Birchcliff Road! This new extraordinary custom designed executive home is nestled in the highly sought after Summer Village of Birchcliff, bordering the north shores of Sylvan Lake, and offering a quiet, enriching lake side lifestyle. Completed summer of 2023 and still covered by New Home Warranty, this impressive 2 storey home is 2,412 sq. ft. and boasts a trendsetting shed roof and charcoal toned engineered wood board and batten siding with cedar accents and a distinctive cedar slat feature wall. Upon entering, you'll be captivated by the homes warm and inviting ambiance adorned with high-quality LVP flooring, tasteful finishing, and custom built in shelving flanking the contemporary gas fireplace. Large windows span the entire back of the home showcasing its incredible backyard forest of towering spruce trees complete with lively wildlife. All windows are triple glazed to ensure energy efficiency and comfort year-round. The heart of the home lies within its generous and open main level featuring custom 2 - tone kitchen cabinets, built in beverage bar, huge island, tall pantry cabinets, and a spacious dining area. Adorned with bright quartz countertops, this culinary haven is equipped with premium stainless steel LP appliances including a 5-burner gas cook top, wall oven and microwave combo, dishwasher, large fridge and beverage fridge. The main level also has a dedicated laundry room with a LG steam washer/dryer tower, a spacious mud room, and half bath. The office with closet can easily convert to a 4th bedroom, if required. The upper level features a luxurious master suite with a private outdoor deck, an expansive 5 - piece ensuite, and a large walk-in closet. The two additional bedrooms on this level also feature large windows with pleasing forest views, and a spacious 4-piece bathroom. Set on a

generous .27 acre lot, every detail of this custom home has been thoughtfully designed as a perfect upscale family or vacation home guaranteeing quality living, nearby lake access and recreational enjoyment year round.