



GRASSROOTS
REALTY GROUP

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**533 Birch Close
Birchcliff, Alberta**

MLS # A2210784



\$1,299,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,782 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Quad or More Attached		
Lot Size:	2.27 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Rec		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Shed, Pool Table, Gas Heater In Garage, Boat Slip, Speakers & Sounds System.

Welcome to 533 Birch Close – A Stunning Walkout Bungalow on Over 2 Acres of Tranquil Land. Nestled in a serene setting, this beautifully updated walkout bungalow offers the perfect blend of luxury, functionality, and space. With 3 bedrooms plus a den, 3 bathrooms, and over 2 acres of land, this home is designed for both comfortable living and effortless entertaining. Step inside to discover a modern open-concept main floor featuring stylish updates throughout. The gourmet kitchen is a chef’s dream, complete with stainless steel appliances, a stone tile backsplash, quartz countertops, a walk-in pantry, large island, and sleek modern fixtures. The spacious primary suite boasts a spa-like 4-piece ensuite with a gorgeous soaker tub. The main level finishes with a den, 2-piece bathroom, and convenient laundry room with a sink. A stunning curved staircase leads to the fully developed walkout basement, where you’ll find a large recreational room with a cozy electric stone fireplace, a wet bar with wine fridge, two more spacious bedrooms, a full 4-piece bathroom, and a utility room. From here, walk out to the partially covered stone patio and beautifully landscaped backyard. Enjoy convenient lake access, including a designated boat slip, making this an ideal retreat for outdoor enthusiasts and water lovers alike.

This home also features a newly added double garage attached to the original garage, a fenced dog run, a new water filtration and reverse osmosis system, and a cozy fire pit area perfect for evenings under the stars. 533 Birch Close is the perfect retreat to call home – combining peace, privacy, and modern living.