



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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. For the newly built Garage, first coat of stucco is done second coat will be next week (May 26th) 21 days after that it will be painted.

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