



**533 Birch Close  
Birchcliff, Alberta**

**MLS # A2210784**



**\$1,349,900**

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

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

**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 &ndash; 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&rsquo;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&rsquo;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 &ndash; combining peace, privacy, and modern living.