

\$949,900 - 120 Birchcliff Road, Birchcliff

MLS® #A2258999

\$949,900

4 Bedroom, 3.00 Bathroom, 2,672 sqft

Residential on 3.64 Acres

NONE, Birchcliff, Alberta

One of a kind opportunity for an acreage in the Summer Village of Birchcliff on the sunny side of Sylvan Lake! On pavement and steps away from the Lake sits 3.64 secluded acres nestled in mature trees with walking/quading trails. There is a one of a kind Charming 2672 sq foot home with a Double attached garage & Triple detached shop (complete with two 8' doors and one 10' door - ideal workshop or storage for your toys). The large country kitchen offers an abundance of countertop space and cabinets. The open concept has the dining room and kitchen looking onto the family room with gorgeous wood detailing. The large dining space is ideal for dinners with family and friends. It comes complete with the custom made wooden dining table. You'll enjoy the great views outside from the wall of windows in the family room. The wood burning fireplace is ideal for staying cozy on cold evenings. Plenty of space for your family to spread out as there is a living room with vaulted ceilings which also offers a second wood burning fireplace. There is a 3 piece bathroom on the main. You'll appreciate the hardwood flooring throughout most of the main floor and up the stairs to the upper bedroom level. The home uniquely offers 4 bedrooms upstairs including the primary suite with a luxurious ensuite. 3 of the bedrooms have balconies. For your convenience there is a bedroom level bright laundry room. The basement is ideal for storage but also could be developed for your future needs. Peace and



privacy are yours with the abundance of trees and private trails. The sky's the limit with how you'll enjoy the great outdoors. The property has a fire pit area and horseshoe pit. If you enjoy outdoor pursuits and you want to be close to the lake, this may be the ideal property for your growing family or as a Lake getaway!

Built in 1976

Essential Information

MLS® #	A2258999
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,672
Acres	3.64
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	120 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Insulated, Oversized, Triple Garage Detached
# of Garages	5
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Bookcases, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Bidet
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Dog Run Fenced In, Landscaped, Private, Yard Lights, Standard Shaped Lot, Waterfront, Wooded
Roof	Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	13
Zoning	R

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.