

# \$3,990,000 - 71 Birchcliff Road, Birchcliff

MLS® #A2239660

**\$3,990,000**

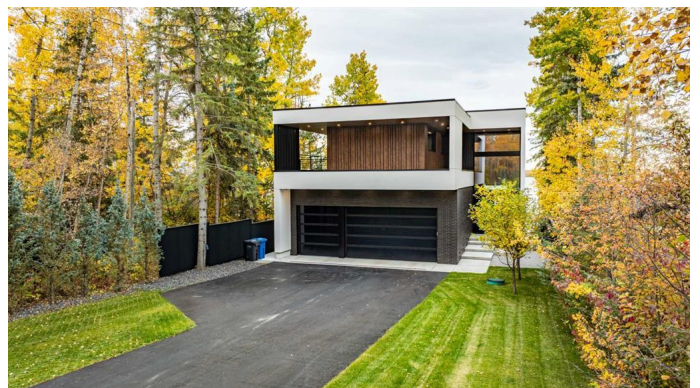
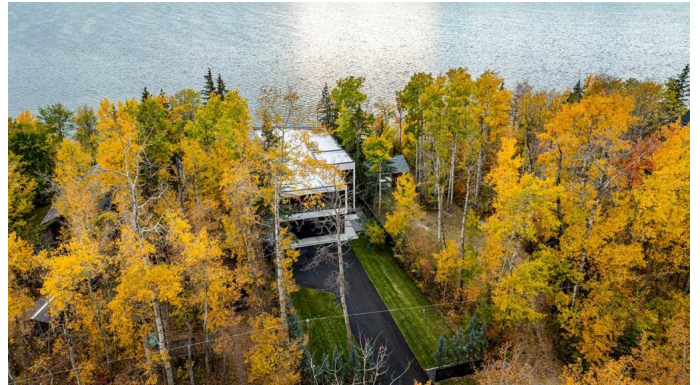
5 Bedroom, 4.00 Bathroom, 3,826 sqft

Residential on 0.29 Acres

NONE, Birchcliff, Alberta

Welcome to The Cliffs â€” a breathtaking custom lakefront residence built by Square Structures, recipient of the Central Alberta Building Associationâ€™s Award of Excellence. This architectural masterpiece offers a seamless blend of luxury, function, and connection to nature, with panoramic south-facing lake views from every level. Designed with wall-to-wall, floor-to-ceiling triple-pane windows, the home is flooded with natural light and offers uninterrupted views of the water throughout. Step outside to enjoy 1,750 sq ft of outdoor decking, including a screened-in living space with gas fireplace, ceiling heaters and TV â€” the perfect extension of your indoor living. The striking exterior is finished with a premium combination of EIFS stucco, King Klinker brick, Cham Clad, and Lux Architectural panels, setting the tone for the elevated design found within. Enter through a 4â€™x8â€™ custom front door into an open-concept main floor featuring 8â€™ wide-plank engineered white oak flooring, a spacious living area, and a fully custom kitchen complete with porcelain countertops, high-end appliances, a built-in ice maker, built-in coffee machine, induction cooktop, and a walk-through pantry housing a full-size fridge and freezer.

The main floor also includes a 200 sq ft home office and seamless access to the outdoor living areas. The primary suite is a true retreat, featuring private lake-facing balcony access, a gas fireplace, and a spa-inspired ensuite with



dual vanities, walk-through shower, and custom-tiled walls. Additional features include: personal GYM with wraparound balcony, WALK-OUT basement with lake views, family room, THEATRE room (100" screen & 5.1 surround sound) In-floor heating, ELECTRIC power blinds on every level, PROFESSIONALLY landscaped yard with tiered access to the water, underground irrigation, privacy fencing, and landscape lighting

This is a rare opportunity to own a meticulously crafted luxury home with direct lake access and premium finishes throughout. The Cliffs is more than a home – it's a lifestyle.

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239660    |
| Price          | \$3,990,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,826       |
| Acres          | 0.29        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 71 Birchcliff Road |
| Subdivision | NONE               |
| City        | Birchcliff         |

|             |                |
|-------------|----------------|
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T4S 1R6        |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                            |
| Parking        | Front Drive, Garage Faces Front, Additional Parking, Asphalt, Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                                                                                                            |
| Is Waterfront  | Yes                                                                                                                                          |
| Waterfront     | Beach Access, Beach Front, Lake, Lake Front, Waterfront                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Built-in Features, Closet Organizers, Stone Counters, Central Vacuum, High Ceilings, Natural Woodwork, Recreation Facilities, Storage, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Central Air Conditioner, Induction Cooktop, Window Coverings                                                                                                        |
| Heating           | Forced Air, Natural Gas, High Efficiency, In Floor                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                                                                                                              |
| Fireplaces        | Electric, Gas, Bedroom, Great Room, Outside                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Private Yard, Storage |
| Lot Description   | Beach, Lake, Lawn, Landscaped, Waterfront               |
| Roof              | Membrane, Other                                         |
| Construction      | Wood Frame, Concrete                                    |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 112             |
| Zoning         | R               |

### Listing Details

Listing Office

Century 21 Maximum

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