

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

MLS® #A2239660

\$3,990,000

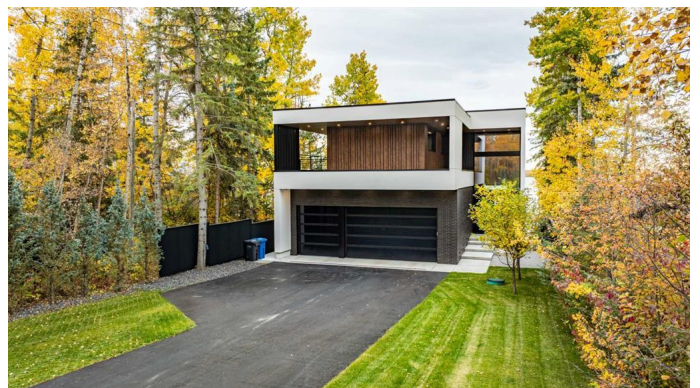
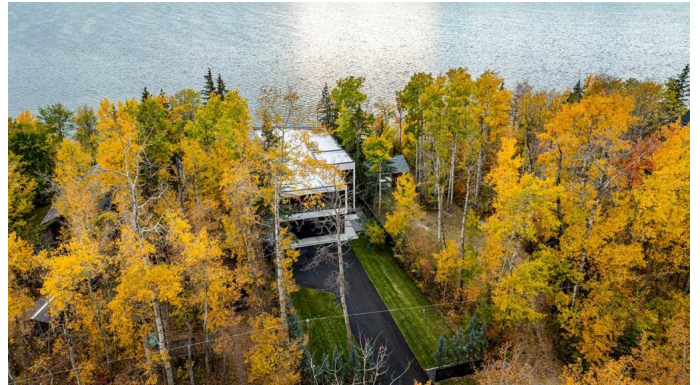
5 Bedroom, 4.00 Bathroom, 3,826 sqft

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	110
Zoning	R

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.