\$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 Association'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 4'x8' custom front door into an open-concept main floor featuring 8― 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 â€" 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 107

Zoning R

Listing Details

Listing Office Century 21 Maximum

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