

# \$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 (100â€• 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€” itâ€™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	Additional Parking, Driveway Faces Front, Heated Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front,

### Interior

Interior Features	Bar, Built-in Features, Central Vanity, High Ceilings, Kitchen Home, Open Floorplan, Par Stone Counters, Recreation R
Appliances	Built-In Oven, Central Air Control(s), Refrigerator, Was
Heating	High Efficiency, In Floor, For
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Electric, Gas, Great Room, Outside
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	July 15th, 2025
Days on Market	62
Zoning	R

### Listing Details



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