

# \$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 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, Parquet  
Stone Counters, Recreation Room  
Appliances Built-In Oven, Central Air  
Control(s), Refrigerator, Washer  
Heating High Efficiency, In Floor, Forced  
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 45  
Zoning R

**Listing Details**



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