

\$1,264,900 - 533 Birch Close, Birchcliff

MLS® #A2210784

\$1,264,900

3 Bedroom, 3.00 Bathroom, 1,782 sqft
Residential on 2.27 Acres

NONE, Birchcliff, Alberta

QUICK POSSESSION - BE IN BEFORE CHRISTMAS!! Welcome to 533 Birch Close, a beautifully updated walkout bungalow perfectly positioned on over two acres of peaceful, tranquil, private land with amazing views of Sylvan Lake. This exceptional property blends modern comfort with rural charm, offering a lifestyle of quiet luxury just steps from the lake.

Inside, the home features a spacious and thoughtfully designed layout with three bedrooms plus a den, three bathrooms, and elegant updates throughout. The main level is open and bright, centered around a chef-inspired kitchen complete with quartz countertops, stainless steel appliances, a stone tile backsplash, walk-in pantry, large island, and stylish modern fixtures. It flows effortlessly into the living and dining areas, making it ideal for both everyday living and entertaining. Walk out onto the deck for morning coffee to enjoy the view of the lake and area or evening cocktails to enjoy the amazing sunsets.

The primary bedroom offers a private retreat with a spa-like ensuite that includes a gorgeous soaker tub. Also on the main floor is a bright den, a two-piece bathroom, and a convenient laundry room with a built-in sink.

A curved staircase leads to the fully developed walkout basement, where youâ€™™ find a spacious recreation room featuring a



stone-clad electric fireplace and a custom wet bar with a wine fridge. Two additional bedrooms, a full four-piece bathroom, ample storage areas and a utility room complete the lower level, with direct access to a beautifully landscaped backyard and a partially covered patio with a view of the lake.

For outdoor enthusiasts, this property includes lake access and a designated boat slip, perfect for summer days on the water. In the winter there is access for ice fishing. The expansive lot also features a fenced garden area, a large fenced dog run, a cozy firepit area with views of the lake and stunning sunsets, and plenty of space for relaxation and recreation. Also plenty of room for RV storage.

Additional updates include a newly added double garage attached to the original attached garage creating plenty of room for the vehicles and toys. Also a brand-new boiler, water filtration and reverse osmosis system, offering peace of mind and modern convenience.

533 Birch Close is more than a home, it's a retreat where privacy, nature, and contemporary living come together in perfect harmony.

Built in 2006

Essential Information

MLS® #	A2210784
Price	\$1,264,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	2.27

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	533 Birch Close
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking	Double Garage Attached, Quad or More Attached
# of Garages	5

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Vinyl Windows, Recessed Lighting
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard
Lot Description	Back Yard, Few Trees, Garden, Gentle Sloping, Landscaped, Rectangular Lot, Views, Front Yard
Roof	Asphalt Shingle
Construction	Stucco

Foundation ICF Block

Additional Information

Date Listed April 22nd, 2025

Days on Market 196

Zoning R2

Listing Details

Listing Office Concept Realty Group Inc.

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.