

# \$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

IMMEDIATE POSSESSION AVAILABLE.

Welcome to 533 Birch Close – A Stunning Walkout Bungalow on Over 2 Acres of Tranquil Land

Nestled in a serene setting, this beautifully updated walkout bungalow offers the perfect blend of luxury, functionality, and space. With 3 bedrooms plus a den, 3 bathrooms, and over 2 acres of land, this home is designed for both comfortable living and effortless entertaining.

Step inside to discover a modern open-concept main floor featuring stylish updates throughout. The gourmet kitchen is a chef's dream, complete with stainless steel appliances, a stone tile backsplash, quartz countertops, a walk-in pantry, large island, and sleek modern fixtures. The spacious primary suite boasts a spa-like 4-piece ensuite with a gorgeous soaker tub. The main level finishes with a den, 2-piece bathroom, and convenient laundry room with a sink.

A stunning curved staircase leads to the fully developed walkout basement, where you'll find a large recreational room with a cozy electric stone fireplace, a wet bar with wine fridge, two more spacious bedrooms, a full 4-piece bathroom, and a utility room. From here, walk out to the partially covered stone patio and beautifully landscaped backyard. Enjoy convenient lake access, including a



designated boat slip, making this an ideal retreat for outdoor enthusiasts and water lovers alike.

This home also features a newly added double garage attached to the original garage, a fenced dog run, a new water filtration and reverse osmosis system, and a cozy fire pit area perfect for evenings under the stars.

533 Birch Close is the perfect retreat to call home – combining peace, privacy, and modern living.

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

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 173              |
| Zoning         | R2               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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