

\$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	172
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.