

\$1,275,000 - 224 James River Ridge, Rural Clearwater County

MLS® #A2209663

\$1,275,000

4 Bedroom, 4.00 Bathroom, 1,817 sqft
Residential on 2.77 Acres

James River Retreat, Rural Clearwater County, Alberta

Quadding, fishing and hunting, all while living in a custom built home that borders crown land and the James River. This 7 year old home with THIRTY FIVE HUNDRED SQUARE FEET OF LIVING SPACE(up and down) deserves a viewing. Quality built , this home boasts Triple E windows throughout, hardy board siding and a walkout basement. This amazing property is located at the end of the road in the much sought after James River Retreat which is located 20 minutes north west of Sundre. The open living room has large west facing windows and a beautiful gas fireplace. The dining room has enough room for the whole family with a huge north facing window that lets in tons of light. The kitchen is amazing with beautiful custom cabinets, a massive 5' by 9' island in the middle for a gathering spot and if that isn't enough entertaining space there's an adjoining 3 season room with a gas fireplace that's the perfect spot to host friends and family. The master bedroom with 4 piece ensuite and walk in closet & office (bedroom) complete the main floor. There is durable luxury vinyl plank flooring throughout this awesome home that will stand up under the highest volume of traffic that your busy family, and pets, can throw at them. There are 3 additional bedrooms downstairs. The family room with another gas fireplace and wet bar is a great place to cozy up in. When you enter



the walkout basement from outside you'll find a huge mud room and laundry room that boasts a shower to clean up in after a day of adventure. There's also a cool exercise room that's accessed from underneath the patio for the fitness seeking folks in your household. Add to all this, a Generac generator for back up power and central air conditioning, you've got the perfect retreat to enjoy for years to come. As you exit the lower level of this stunning home, you'll find an exposed aggregate patio that leads you down to the firepit and then on to a seating area that overlooks the James River. The double heated garage completes this perfect package. This beautiful home sits on 2.77 acres next to crown land that goes on forever. With all of this, you're sure to never get bored. So pack up your toys and start to live large. Furniture and decor can be purchased if you desire to make this a TURN KEY home. Call to book your viewing today before its gone.

Built in 2018

Essential Information

MLS® #	A2209663
Price	\$1,275,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,817
Acres	2.77
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	224 James River Ridge
Subdivision	James River Retreat
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M1C0

Amenities

Amenities	Snow Removal, Boating, Picnic Area
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Satellite Internet Available
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Smoking Home, Bar, Natural Woodwork, Quartz Counters, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Oven-Built-In, Double Oven, Electric Range, Gas Range
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Creek/River/Stream/Pond, Gentle Sloping, Landscaped, Cul-De-Sac, Lawn, Many Trees, Waterfront
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	70

Zoning	Residential
HOA Fees	1900
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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