



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201 JAMES RIVER Ridge
Rural Clearwater County, Alberta

MLS # A2293265



\$899,900

Division:	James River Retreat		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,681 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive		
Lot Size:	2.64 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Gentle Sloping, Landscaped, Many Tre		

Heating:	In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 168
Basement:	Full	LLD:	8-34-6-W5
Exterior:	Composite Siding, Concrete, Wood Siding	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Custom-built mountain ACREAGE home, offering over 2,400 sq ft of living space in the exclusive gated community of James River Retreat, surrounded by forest and ENDLESS OUTDOOR ADVENTURE or cozy nights by the fireplace. Located just 25 minutes northwest of Sundre and about 1.5 hours from Calgary, this beautifully maintained property offers privacy, comfort, and year-round recreation in one of Alberta's MOST UNIQUE PRIVATE COMMUNITIES. Inside, dramatic vaulted ceilings and expansive windows fill the open living space with natural light while showcasing peaceful forest views. The bright kitchen features a stainless steel induction KitchenAid induction stove and appliances (still under warranty) and flows seamlessly into the dining and living areas, creating a warm and inviting space for gathering with family and friends. Step outside onto the large covered front deck with a natural gas BBQ hookup, perfect for outdoor cooking, entertaining and relaxing while taking in the valley and surrounding trees. The main level includes a spacious primary bedroom, full bathroom, and laundry, allowing CONVENIENT SINGLE-LEVEL LIVING. Upstairs, a stunning open loft overlooking the living room leads to two additional bedrooms and another full bathroom. The lower level offers a LARGE GUEST ROOM and full bath, while the attached garage has been converted into a VERSATILE REC ROOM, currently used as a gym, hobby room, and home theatre. Comfort is exceptional year-round with in-floor heating throughout the home and a heat recovery ventilation system. Outside, enjoy your private, FORESTED 2.6 ACRES and a private backyard fire-pit area surrounded by trees, complete with two custom-built woodsheds. The property also features a detached (natural gas heated) garage with a CUSTOM ELECTRIC LIFT designed for working on or storing a

quad and mower, along with extensive space-saving shelving and storage. High-speed Starlink internet makes working remotely easy, making this property ideal as a FULL-TIME FAMILY HOME, WEEKEND GETAWAY or RETIREMENT OASIS. Living in James River Retreat offers PRIVATE ACCESS to the James River for kayaking, fishing, and swimming, a COMMUNITY POND for skating in winter, and shared amenities including a cook shack, gathering tables, and horseshoe pits perfect for private gatherings and events. Conveniently located 20 minutes from BURNTSTICK LAKE and just 15 minutes to the BEARBERRY SALOON, this remarkable property offers the perfect balance of seclusion and accessibility. A school bus stop at the top of the hill also makes it practical for full-time family living.