



**GRASSROOTS**  
REALTY GROUP

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**201 JAMES RIVER Ridge**  
**Rural Clearwater County, Alberta**

**MLS # A2293265**



**\$899,900**

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

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

Custom-built mountain ACREAGE home, located just a 2 minute walk to fishing, kayaking or canoeing on the James River. This home offers 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. Fiber Optic internet is being installed this fall giving you a choice of Starlink or high speed Fiber Optic.