



GRASSROOTS
REALTY GROUP

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224 JAMES RIVER
Rural Clearwater County, Alberta

MLS # A2323585



\$1,159,900

Division:	James River Retreat		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,588 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Faces Front, Gravel Dr		
Lot Size:	2.77 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Vinyl Plank	Sewer:	Mound Septic, Private Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 158
Basement:	Full	LLD:	8-34-6-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	Fiber Optics at Lot Line, Fiber Optics, Satellite Internet

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: The property includes a wet bar, full-size 2nd fridge, and full-size 2nd dishwasher, with StaLink (transferable). **Please note that all furniture and furnishings, garden equipment, lawn mower, side-by-side, and water equipment/accessories are negotiable and may be purchased separately from the purchase contract.**

HIGH on the RIDGE overlooking the James River Valley, this CUSTOM-DESIGNED, custom-built WALKOUT BUNGALOW stands as a testament to CRAFTSMANSHIP, pride, and creating a home that feels both LUXURIOUS and deeply CONNECTED to its surroundings. Set on 2.77 acres with direct rRIVER ACCESS and direct access to the ADJACENT Crownland. The property offers a RARE BLEND of PRIVACY, elevation, and NATURAL BEAUTY, along with the SECURITY of a gated condominium COMMUNITY. The EXTIRIOR is a showcase of durability and design, finished in HARDI BOARD siding and anchored by STACKED STONE pillars and SOLID FIR 6x6 decorative cross sections that FRAME the massive composite/dura deck. A 23x25 fully finished, HEATED GARAGE—paired with a matching storage shed clad in the SAME MATERIELS as the home—creates a cohesive, PREMIUM PRESENCE from the moment you arrive. Inside, the home UNFOLDS with the EASE and ELEGANCE only a bungalow can offer—WIDE corridors, OPEN sightlines, and the COMFORT of having your most important spaces on ONE LEVEL. TRIPLE PANE windows fill the home with natural light, while LUXURY VYNYL PLANK flooring carries a warm, modern tone throughout. Every detail has been thoughtfully crafted: SOLID WOOD DOORS, CUSTOM MILL WORK, and CABINETRY. The kitchen is EXCEPTIONALLY designed for both culinary ambition and effortless entertaining. A 9x5 QUARTZ ISLAND anchors the space, surrounded by high-end KITCHEN AID appliances in a modern, subtle black finish. STORAGE is abundant, LAYOUT is intuitive, and the CRAFTSMANSHIP is unmistakable. At the HEART of the home sits the GLASSED-IN-3 SEASON ROOM, wrapped in windows and warmed by a gas fireplace. It’s a YEAR-ROUND sanctuary where

morning light, sunsets, and valley VIEWS become part of daily life. The PRIMARY SUITE offers a full walk-in closet with a CUSTOM RAIL SYSTEM for organized luxury, while the ensuite delivers SPA-LEVEL comfort: a long STRETCH of custom cabinetry, QUARTZ counters, DOUBLE sinks, generous STORAGE, and a large NUETRAL-TONED tile shower designed for relaxation. The Walkout Level – Designed for LIVING and FAMILY comfort with IN-FLOOR heating, reveals a space crafted for CONNECTION, RECREATION, and FAMILY LIFE. This lower level features TWO large bedrooms, a FULL den, and a beautifully appointed 5-piece bathroom, complete with DOUBLE SINKS and a spacious tub/shower combination. A recreation room becomes the HUB of entertainment—complete with a WET-BAR, full-size fridge, sink, and a convenient dishwasher for EFFORTLESS hosting. An efficient mudroom with BUILT-IN cubbies and hangers keeps gear organized and ready for ADVENTURE. From here, the walkout opens onto a concrete LOWER PATIO that overlooks the private firepit area—a natural AMPETHEATRE that gently slopes toward the JAMES RIVER. A flex/workout room with its own private exterior door adds versatility—ideal for a home gym, studio. 224 James River Ridge: Luxury ROOTED in nature, ELEVATED above the valley and FRAMED by mountain views, is a RIDGE-TOP-RETREAT !!