



201 JAMES RIVER Ridge
Rural Clearwater County, Alberta

MLS # A2326359



\$869,900

Division:	James River Retreat		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,676 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	2.64 Acres		
Lot Feat:	Irregular Lot, Landscaped, Many Trees, Native Plants, No Back Lane, Private		

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

Inclusions: Workbench and hoist in garage

Custom-built mountain ACREAGE HOME located just a two-minute walk from kayaking, fishing, relaxing and swimming in the James River. Offering nearly 2,400 SQ. FT. OF LIVING SPACE in the gated community of James River Retreat, this beautifully maintained property is surrounded by forest, EXTENSIVE QUAD & HIKING TRAILS, and year-round outdoor recreation. Located approximately 25 minutes northwest of Sundre and 90 minutes from Calgary, it offers an exceptional combination of privacy, comfort, and accessibility. Inside, DRAMATIC VAULTED CEILINGS and expansive windows fill the open living area with natural light while showcasing peaceful forest views. The bright kitchen features stainless steel appliances, including a KitchenAid induction range, and flows seamlessly into the dining and living areas, creating a warm and inviting space for family and friends. Step outside onto the LARGE COVERED FRONT DECK with a natural gas BBQ hookup, perfect for outdoor cooking, entertaining, or relaxing while enjoying views of the valley and surrounding trees. The main level includes a spacious primary bedroom, full bathroom, and laundry, providing CONVENIENT SINGLE-LEVEL LIVING. Upstairs, an impressive open loft overlooking the living room and the great outdoors leads to two additional bedrooms and another full bathroom. The lower level features a large guest bedroom and full bathroom, while the attached garage has been converted into a VERSATILE RECREATION SPACE currently used as a gym, hobby room, and home theatre. Comfort is exceptional year-round with RADIANT IN-FLOOR HEATING THROUGHOUT and a heat recovery ventilation system. Outside, enjoy 2.64 PRIVATE, FORESTED ACRES, a secluded backyard firepit area, and two custom-built woodsheds. The property also includes a

DETACHED, NATURAL GAS-HEATED GARAGE with extensive shelving and storage, plus a CUSTOM ELECTRIC LIFT designed for working on or storing a quad and mower. James River Retreat offers PRIVATE COMMUNITY ACCESS TO THE JAMES RIVER, direct access to HUNDREDS OF KILOMETRES OF CROWN GRAZING LEASE LAND, and shared amenities including a skating pond, cook shack, gathering tables, and horseshoe pits. The community fees (\$167/month) support ROAD MAINTENANCE, SNOW REMOVAL, GARBAGE SERVICE (including driveways), shared amenities, and the upkeep of the community's peaceful and well-maintained surroundings. Dogs are welcome, and residents may keep boats, RVs, and recreational vehicles on their property as well. HIGH-SPEED STARLINK INTERNET makes working remotely easy, and FIBRE-OPTIC internet will be installed by September. The property is ideal as a FULL-TIME FAMILY HOME, WEEKEND RETREAT, OR RETIREMENT OASIS. Conveniently located approximately 20 minutes from Burntstick Lake and 15 minutes from 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 family living. QUICK POSSESSION IS AVAILABLE.