

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

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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

Whether you are looking for outdoor adventure in the great outdoors or quiet relaxation in a natural environment, this custom-built walkout with 3500 square feet of living space provides it all.

At only 7 years old, this home for you comes with quality touches such as:

- â€¢ Hardy Board siding
- â€¢ Triple pane low E windows
- â€¢ Air conditioning
- â€¢ Generac 16KW of emergency power
- â€¢ Open concept design with large windows to capture the views
- â€¢ High ceilings throughout the home
- â€¢ Large kitchen with a 9x5ft quartz island
- â€¢ Custom built cabinets throughout
- â€¢ Dining area with seating for 8 or more
- â€¢ Durable Luxury Vinyl Plank flooring throughout the home
- â€¢ Wonderful 3 season enclosed porch area with a fireplace
- â€¢ Fireplaces in living room and downstairs den area including wet bar
- â€¢ Large west facing deck
- â€¢ Large mud room
- â€¢ Shower built into the laundry room for dirty dogs or humans
- â€¢ Large 2 car heated garage
- â€¢ Additional 150 sqft shed built to emulate the home design
- â€¢ Plenty of indoor storage



â€¢ Large outdoor firepit  
â€¢ High end Kitchen Aid appliances including  
2 dishwashers, 2 Fridges with freezers,  
Gas range / oven, Electric wall oven. Wall  
mount Microwave, Washer w gas Dryer  
This amazing home is located on 2.77 acres  
within the James River Retreat (20 minutes  
northwest of Sundre) and adjacent to Crown  
land that allows for miles of adventure and  
exploration. The James River Retreat is a  
vibrant community of full and part-time  
residents  
List Price of this home reflects a turnkey option  
that allows you to simply move in minus  
personal items that the owners will take with  
them.  
Call to book your viewing of this exceptional  
property before itâ€™s 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	Acreage with Residence, Bungalow
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	Boating, Picnic Area, Snow Removal
Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Phone Connected
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Double Vanity, Natural Woodwork, No Smoking Home, Storage, Bar, Ceiling Fan(s), Quartz Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Double Oven, 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, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Many Trees, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Post & Beam
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	102
Zoning	Residential
HOA Fees	1900
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            CIR Realty

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