

# \$1,175,000 - 224 James River Ridge, Rural Clearwater County

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MLS® #A2209663

**\$1,175,000**

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 sq ft 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  
And...if you like the way it's furnished, all  
furniture can be purchased as well so your  
move could be painless!  
Call to book your viewing of this exceptional  
property before itâ€™s gone. Be sure to watch  
the video!

Built in 2018

### Essential Information

MLS® #	A2209663
Price	\$1,175,000
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	Bungalow, Acreage with Residence
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	Picnic Area, Snow Removal, Boating
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Satellite Internet Available
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior Features	Bar, Double Vanity, Natural Woodwork, No Smoking Home, Quartz Counters, Wet Bar, Ceiling Fan(s), Storage
Appliances	Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Oven-Built-In, Electric Range
Heating	Forced Air, Natural Gas, In Floor
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	Gentle Sloping, Landscaped, Lawn, Creek/River/Stream/Pond, Cul-De-Sac, 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	142
Zoning	Residential
HOA Fees	1900
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            CIR Realty

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