

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

---

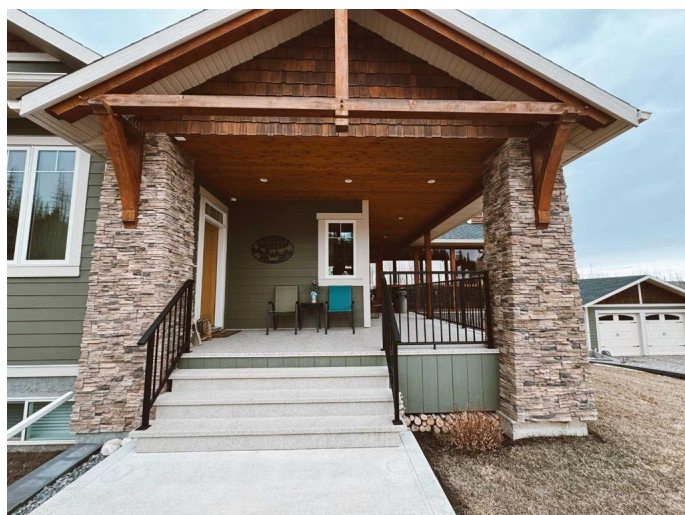
MLS® #A2209663

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 1,817 sqft  
Residential on 2.77 Acres

James River Retreat, Rural Clearwater County, Alberta

Quadding, fishing and hunting, all while living in a custom built home that borders crown land and the James River. This 7 year old 3500 sq ft (up and down) home deserves a viewing. Quality built, this home boasts Triple E windows throughout, hardy board siding and a walkout basement. This amazing property is located at the end of the road in the much sought after James River Retreat which is located 20 minutes north west of Sundre. The open living room has large west facing windows and a beautiful gas fireplace. The dining room and kitchen are amazing and adjoin a 3 season room with a gas fireplace that's the perfect spot to host friends and family. The master bedroom with 4 piece ensuite and walk in closet & office (bedroom) complete the main floor. There is durable luxury vinyl plank flooring throughout this awesome home that will stand up under the highest volume of traffic that your busy family, and pets, can throw at them. There are 3 additional bedrooms downstairs. The family room with another gas fireplace and wet bar is a great place to cozy up in. When you enter the walkout basement from outside you'll find a huge mud room and laundry room that boasts a shower to clean up in after a day of adventure. There's also a cool exercise room that's accessed from underneath the patio for the fitness seeking folks in your household.



Add to all this, a Generac generator for back up power and central air conditioning, you've got the perfect retreat to enjoy for years to come. As you exit the lower level of this stunning home, you'll find an exposed aggregate patio that leads you down to the firepit and then on to a seating area that overlooks the James River. The double heated garage completes this perfect package. This beautiful home sits on 2.77 acres next to crown land that goes on forever. With all of this, you're sure to never get bored. So pack up your toys and start to live large. Furniture and decor can be purchased if you desire to make this a TURN KEY home. Call to book your viewing today before its 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	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 Available, Natural Gas Connected, Phone Connected, Satellite Internet Available  
Parking Double Garage Detached  
# of Garages 2  
Is Waterfront Yes

### **Interior**

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

### **Additional Information**

Date Listed April 8th, 2025  
Days on Market 11  
Zoning Residential  
HOA Fees 1900  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.