

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

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 159  
Zoning Residential  
HOA Fees 1900  
HOA Fees Freq. ANN

## Listing Details

Listing Office      CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.