

# \$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 | 161             |
| 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.