

**224 James River Ridge**  
**Rural Clearwater County, Alberta**
**MLS # A2209663**
**\$1,275,000**


<b>Division:</b>	James River Retreat		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,817 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.77 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, M		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,900
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	8-34-6-W5
<b>Exterior:</b>	Composite Siding, Post & Beam, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas Connected, Phone Connected
<b>Features:</b>	Bar, Ceiling Fan(s), Double Vanity, Natural Woodwork, No Smoking Home, Quartz Counters, Storage, Wet Bar		

**Inclusions:** NA

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.