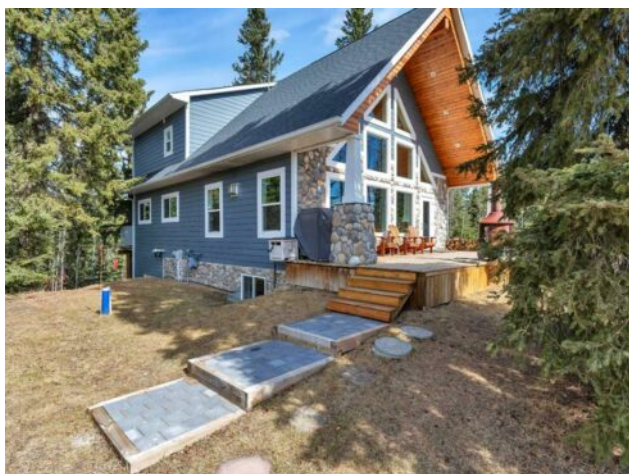


109 JAMES RIVER LANDING

Rural Clearwater County, Alberta

MLS # A2211658


\$605,000

Division:	James River Retreat		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,792 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	2.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Gentle		

Heating:	Fireplace(s), Forced Air	Water:	Private, Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,725
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	8-34-6-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Furniture and household goods are negotiable.		

COTTAGES are often considered COUNTRY HOMES and are sometimes viewed as SECOND residences. The James River Retreat is a GATED COMMUNITY that offers BOTH full-time RESIDENCES and weekend GETAWAY properties in a PRIVATE acreage setting. The James River flows LEISURELY throughout the park, attracting BIRDS and WILDLIFE, making every DAY an ADVENTURE !! #109 James River Landing PRESENTS an exceptional OPPORTUNITY on 2.5 acres of mature trees that border the CROWN LAND forest area. This setting is IDEAL for the spectacular WALKOUT basement home. The welcoming - open and wide VERHANDA - greets you, complete with charming inlaid RIVER STONE details on the columns and around the SOARING windows. High VAULTED ceilings amplify NATURAL light, while large SOUTH-FACING windows flood the interior with sunlight, creating a BRIGHT and INVITING atmosphere. The harmonious design BLENDS the interior with the OUTSIDE surrounding environment. Natural elements, such as gracefully AGED pine ceilings and RUGGED river stone details, are echoed in the IMPRESSIVE fireplace, enhancing the connection to the outdoors. The open-concept design is ACCENTUATED by the inviting natural light. Crisp, MODERN white kitchen cabinets complement the MASSIVE ISLAND, establishing a natural GATHERING spot for meals and ENTERTAINING within the GREAT ROOM. There is STORAGE and more STORAGE in the cabinetry. 2 spacious BEDROOMS are located on the main level, CONVENIENTLY opposite the main 4-piece bathroom, which features a SLEEK and CONTEMPORARY design with an OVERSIZED vanity for necessities and storage. Quiet laundry machines are ESSENTIALLY located in the laundry and stockroom on the MAIN FLOOR. Beneath the vaulted ceiling lies an UPSTAIRS

LOFT that serves as a SECOND living room, providing a comfortable space to RELAX and UNWIND. From this loft, enjoy STUNNING views through the grand FLOOR to CEILING windows. Additionally, there are 2 more bedrooms, each SPACIOUS with high VAULTED ceilings, and a 3-piece bathroom featuring a tiled walk-in shower. The downstairs area, equipped with a BANK of WINDOWS, is bright and filled with natural light. It includes a HOBBY room with an ACOUSTIC ceiling designed to MINIMIZE noise, making it perfect for loud ACTIVITIES such as gaming, drumming, or woodworking. The rest of the space is ready for your FINISHING touches and can be TRANSFORMED into a fantastic FAMILY room or versatile space. This area has a door leading to the BACKYARD, where you can RELAX in the SHADE under the upper deck's canopy. A HIGH north deck captures the BREEZE and appears to be suspended among the branches of the TOWERING evergreens. Embrace nature—ENJOY and EXPLORE all the WALKING and HIKING trails, go FISHING or FLOATING in the river, or unwind with FAMILY and FRIENDS around a campfire! EXPERIENCE COTTAGE LIFE for YOURSELF !!