



**GRASSROOTS**  
REALTY GROUP

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**62076 James River Road**  
**Rural Clearwater County, Alberta**

**MLS # A2252890**



**\$1,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,874 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	90.52 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Meadow, Pasture, Waterfront, Wooded		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Drinking Water, Other, Private
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	15-34-6-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 garden sheds, small greenhouse

For more information, please click the "More Information" button. Scenic 90.5 acre farm 20 minutes NW of Sundre, Alberta with a half mile riverfront on the James River. This is very well set up for a small livestock operation / hobby farm. The main home is a 2874 Sq Ft, 2008 custom built one and a half storey house with oversized double attached garage, ICF basement, and Hardieplank siding. The main floor has 9 ft. ceilings and lots of windows to let in an abundance of natural light and giving great views of the beautiful landscape. This house has 5 bedrooms. The 2 upstairs bedrooms both have their own 4 piece ensuite bathrooms. There are 2 bedrooms on the main floor (one of which is currently used as an office), and one large bedroom in the basement. There are a total of 3 - 4-piece bathrooms and 1 - 3-piece bathroom. Both the basement and garage have underfloor heat. There is a wrap-around deck on the South and West sides of the house. The garage has a large bonus room above it, currently used as a recreation room. There is also a second house on the property, a 1965 built 1137 Sq Ft bungalow on a concrete block basement currently rented to an excellent tenant on a month to month basis. There is a 28 x40 ft. heated and insulated shop, a 16 x32 ft open front storage shed, 2 garden sheds and a small greenhouse. There are approx. 45 acres of productive pasture and beautiful gardens including a large fenced vegetable garden, and 45 acres of recreational land near the river. It has good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing. The property has a series of managed trails near the river for recreation - walking, fishing, swimming, camping, riding. This is a once-in-a-lifetime chance to own a beautiful parcel with 2 well kept homes and prime pasture and recreation land in central

Alberta.