



117 JAMES RIVER
Rural Clearwater County, Alberta

MLS # A2299137



\$867,000

Division:	James River Retreat		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,642 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Attached Carport, Double Garage Detach		
Lot Size:	3.03 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Boiler, In Floor, Fireplace(s), Hot Water, Natural Gas	Water:	Private, Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	\$ 173
Basement:	Crawl Space	LLD:	8-34-6-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wood Counters

Inclusions: Fridge, gas stove, microwave, bar fridge, hood vent, stacked washer/dryer, water softener, and hot water on demand system, wall mounted TV and TVmount, security camera system, Bunk House, wood shed, plastic shed, Ride on mower, trampoline, spare building materials(wood, metal roofing, stones, mortar, lathe for garage exterior). See a list of turn-key inclusions that will be provided in supplements.

This lovely *RIVER FRONT* property features BREATHTAKING vaulted 16' wood CEILING and millwork create a DRAMATIC sense of arrival, while expansive windows draw in NATURAL LIGHT and treed views. The space is anchored by a Rumford 1000 Guillotine WOOD BURNING fireplace, with an oversized, old-growth MANTEL milled from a tree felled on the property, which is an ARCHITECTURAL statement designed for UNFORGETTABLE evenings. Crafted for both ENTERTAINING and everyday ease, the kitchen pairs UPGRADED white CABINETRY with butcher block counters, a REFINED tile backsplash, and S/S appliances, including a GAS RANGE. A reclaimed VINTAGE island in a soft DESIGNER blue adds character. The DEEP ceramic farmhouse sink is CROWNED by a rare early 1800s British COPPER fireplace hood. Custom BANQUETTE seating with built-in STORAGE completes a dining space that feels CURATED and INTENTIONAL. Privately positioned, the PRIMARY suite is a true sanctuary entered through ANTIQUE French doors. Vaulted ceilings with custom BEAM detailing and a double 10' DORMER enhance its usability, while a serene sitting area captures the PRIVATE river view. Designed with a SPA sensibility, the ensuite features an OVERSIZED shower, subway and large format tile, finished with BRASS fixtures, plus a private water closet and antique door. A striking RED and GOLD clawfoot tub becomes the CENTREPIECE! Purpose-built for hosting and MEMORY making, the bunk room is a STANDOUT! With two doubles, two singles, and two trundles, it can sleep 8. Each bed includes DEDICATED lighting, with USB chargers at the double bunks. The custom-welded and painted PIPE rails/ladders add boutique LODGE elements. A view-oriented room with two LARGE windows offers FLEXIBILITY as a guest room, office, or

quiet lounge. Behind the scenes, the home is EQUIPPED with stacked laundry, a water softener, a high-efficiency combi boiler SUPPORTING on-demand hot water/in-floor heating. Extending the living space beyond the main home, the SUNROOM offers a tranquil, light-filled retreat with a versatile Sunshade WINDOW/SCREEN SYSTEM, tinted flexible windows, and two sliding door entries. A SHOWPIECE courtyard features a large gravelled FIREPIT area with the custom FORNO BRAVO CASA90 36" PIZZA OVEN-the ultimate in outdoor ENTERTAINING. A charming ADDITIONAL cabin offers FLEX-SPACE for overflow guests/studio. Finished with D PINE interior, RUSTIC STYLE flooring, a covered deck, and its OWN 30amp electrical service-a rare bonus that EXPANDS the property's POSSIBILITIES. 2 dedicated CAMPSITES add a unique lifestyle element-1, 30 amp service-2nd, 15amp, a gravel pad and a SEPERATE firepit area. An outdoor shower adds CONVENIENCE, perfect after a day on the WATER or TRAILS. The tandem DOUBLE garage is fully equipped for WORKSHOP use with its 100amp electrical SERVICE and 220V wiring for tools/machinery, 50amp EV CHARGER, attached 320 sq ft CARPORT, and custom entrance PORTICO. Monolithic slabs with SUPPORTING screw piles ensure lasting STRUCTURAL integrity!