



**GRASSROOTS**  
REALTY GROUP

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**205 James River Ridge  
Rural Clearwater County, Alberta**

**MLS # A2212138**



**\$649,900**

<b>Division:</b>	James River Retreat		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	2.85 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank, Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 145
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	8-34-6-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Leisure Rec
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Reverse Osmosis System, Wood Shelter, Shed

Welcome to your dream escape in the heart of nature! Nestled in the sought-after James River Retreat Gated Community, this custom-built 2023 home offers the perfect blend of modern comfort and rustic charm. Set on 2.85 acres backing onto graze lease and surrounding crown land, it's an outdoor lover's paradise—with direct access to hiking trails and off-road adventures right from your backyard. Located less than 30 minutes from the town of Sundre and within a quick 20 minute drive of Burntstick Lake, Beaver Lake and 15 minutes to the Bearberry Saloon—home of the area's famous wings and local hospitality—you'll enjoy both seclusion and convenience. Step into this thoughtfully designed 3-bedroom, 2-bath home, where modern finishings meet cozy, cabin-inspired touches. The open concept main living area has plenty of natural light and features vaulted ceilings with exposed beam, pot lighting, living room with a wood-burning stove that fills the space with warmth and charm, kitchen with island & pantry, dining area has garden doors to a large covered front deck, perfect for sipping morning coffee while taking in the serene forest views. A large back entryway offers functionality and storage for active lifestyles. The primary suite also has direct access to the large covered front deck. A second bedroom and 4-piece main bath with door to back sprawling deck sets the stage for entertaining, while a secluded side deck is ready for your future hot tub retreat. The walk out basement includes 4-piece bath, bedroom for guests, utility/laundry room, family room and door to single attached garage currently being used as a home gym. Outdoor features include a fire pit area with wood storage, incredible views, and a 10' x 15' brand new wired loft shed. There's plenty

of space for toys and guests, with a camper parking pad with 30-amp hookup, winter-ready parking with plug-ins, and an attached heated single garage. Additional Highlights: • Private well and septic mound • \$145/month condo fees (covering road maintenance, garbage, community gate, pond, and common areas) • Private community access to the James River • Surrounded by nature with the comfort of a gated neighborhood This is more than a home—it's a year-round lifestyle. Whether you're looking for a peaceful primary residence or a weekend escape, this one-of-a-kind property is ready to welcome you. Book your showing today and experience James River living at its finest!