



201 JAMES RIVER Ridge Rural Clearwater County Alberta

\$899,900

Custom-built mountain home in the exclusive gated community of James River Retreat, surrounded by forest and endless outdoor adventure. Located just 25 minutes northwest of Sundre and under two hours from Calgary, this beautifully maintained property offers privacy, comfort, and year-round recreation in one of Alberta's most unique private communities. Inside, dramatic vaulted ceilings and expansive windows fill the open living space with natural light while showcasing peaceful forest views. The bright kitchen features a stainless steel induction KitchenAid stove and appliances (still under warranty) and flows seamlessly into the dining and living areas, creating a warm and inviting space for gathering with family and friends. Step outside onto the large covered front deck with a natural gas BBQ hookup, perfect for outdoor cooking and relaxing while taking in the valley and surrounding trees. The main level includes a spacious primary bedroom, full bathroom, and laundry, allowing convenient single-level living. Upstairs, a stunning open loft overlooking the living room leads to two additional bedrooms and another full bathroom. The lower level offers a large guest room and full bath, while the attached garage has been converted into a versatile recreation space currently used as a gym, hobby room, and home theatre. Comfort is exceptional year-round with in-floor heating throughout the home and a heat recovery ventilation system. Outside, enjoy a private backyard fire-pit area surrounded by forest, complete with two custom-built woodsheds. The property also features a detached (natural gas heated) garage with a custom electric lift designed for working on or storing a quad and mower, along with extensive space-saving shelving and storage. High-speed Starlink internet makes working remotely easy, making this property ideal as a full-time home, weekend getaway, or reti...

Bedroom 10.33 Ft x 12.42 Ft

Bedroom 11.25 Ft x 12.58 Ft

Loft 11.25 Ft x 14.00 Ft

4pc Bathroom Measurements not available

Living room 18.17 Ft x 13.00 Ft

Dining room 9.58 Ft x 12.58 Ft

Kitchen 9.42 Ft x 12.58 Ft

Primary Bedroom 11.25 Ft x 12.17 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

RE/MAX Realty Professionals

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Bedroom 12.00 Ft x 15.33 Ft

3pc Bathroom Measurements not available

Laundry room 4.92 Ft x 7.83 Ft

3pc Bathroom Measurements not available