

# \$625,000 - 109 James River Landing, Rural Clearwater County

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MLS® #A2211658

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,792 sqft  
Residential on 2.50 Acres

James River Retreat, Rural Clearwater  
County, Alberta

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 !!

Built in 2015

## Essential Information

MLS® #	A2211658
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,792
Acres	2.50
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	109 James River Landing
Subdivision	James River Retreat
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

## Amenities

Amenities	Park, Parking, Picnic Area, Visitor Parking, Garbage Chute
Parking	Parking Pad

## Interior

Interior Features	High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Gas Log
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Treed, Creek/River/Stream/Pond, Gentle Sloping, Native Plants, Wooded
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	18
Zoning	LR

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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