

\$560,000 - 109 James River Landing, Rural Clearwater County

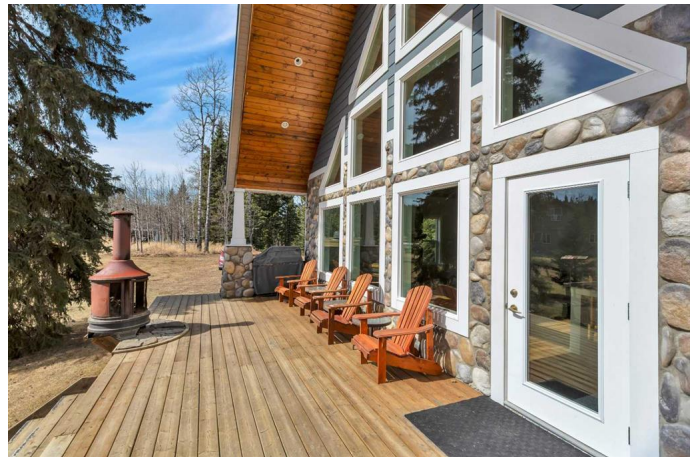
MLS® #A2211658

\$560,000

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

James River Retreat, Rural Clearwater
County, Alberta

New Price -- Seller is MOTIVATED --
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	\$560,000
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	Parking, Visitor Parking, Garbage Chute, Picnic Area, Park
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	Gas Log, Great Room

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, Gentle Sloping, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Private, Treed, Creek/River/Stream/Pond, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	52
Zoning	LR

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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