

# \$569,900 - 41 James River Crossing, Rural Clearwater County

MLS® #A2198517

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 2.63 Acres

James River Retreat, Rural Clearwater  
County, Alberta

Discover this IRRESISTIBLE property spanning 2.63 acres, nestled within a THRIVING forest, with Crown land DIRECTLY beyond the property line. James River Retreat is a PRIVATE community of full and part-time residents, tucked in the picturesque WEST COUNTRY of Alberta's foothills. It has the added CHARM of the meandering James River flowing THROUGHOUT the retreat. Experience the abundant WILDLIFE, enjoy the cheerful songs of BIRDS, and engage in the fantastic FISHING opportunities! Explore the ENDLESS trails for walking and hiking. Enjoy this leisure community all year round !! It is a HIDDEN GEM !! Amidst this natural SPLENDOR sits the spectacular "Knotty Pine Cabin." This 3-bedroom, 2-bath CUSTOM BUILT home radiates the warmth and character of GENUINE pine. It aligns with MODERN design elements, featuring lighter NATURAL wood tones, clean lines, and a focus on aesthetics that promote a SIMPLER LIFESTYLE. Inside this TIMELESS home, you will appreciate the OPEN SPACE created by the VAULTED ceilings and the graceful FLOATING staircase. The COZY and INTIMATE living area is accentuated by the RICH wooden textures, EARTHY hues and RUSTIC charm, creating a perfect blend of COMFORT and STYLE. The casual living area features a PACIFIC ENERGY wood-burning



enamel stove, EFFICIENTLY heating the entire home. Additionally, there is a glycol boiler system with baseboard heating, and the hot water-on-demand system is another ESSENTIAL feature. An ISLAND in the kitchen provides EXTRA counter space and serves as a central point for ENTERTAINING guests or ENJOYING family meals. The QUARTZ countertops catch the SUNLIGHT streaming through the large windows, making the workspace nice and bright. The STAINLESS-STEEL appliances pair well with the counters and sleek white cabinets. Plenty of STORAGE is available in the PULL-OUT drawers and the upper cabinets. The main floor bathroom's MODERN fixtures and thoughtful layout ensure both function and style. It has STACKABLE laundry machines and a well-placed CORNER shower for added convenience. Down the hall, are two BRIGHT and AIRY bedrooms. Offering SERENE views of the surrounding forest, each room is a PEACEFUL retreat from the outside world. The INVITING loft area doubles as a SECOND living room and SEAMLESSLY opens into the primary suite. The ensuite bathroom FEATURES a full-sized tub that beckons you to indulge in a SOOTHING soak. Framed by expansive windows, the primary suite is bathed in NATURAL LIGHT, providing a connection with the breathtaking outdoor SCENERY. Additionally, the covered porches offer the perfect VANTAGE point to enjoy the QUIET and the REFRESHING breeze, enhancing the SENSE of being ONE with nature. The FIREPIT area, complemented by a charming, covered gazebo, is an IDEAL spot to savour the enchanting ambiance of a CRACKLING fire while sharing HEARTFELT conversations with FAMILY and FRIENDS. The property is a true natural haven, featuring a seasonal creek that offers IRRESISTABLE year-round OPPORTUNITIES !!

Built in 2022

## Essential Information

MLS® #	A2198517
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	2.63
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	41 James River Crossing
Subdivision	James River Retreat
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

## Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking, Picnic Area
Parking	Parking Pad, RV Access/Parking

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning Stove

Basement                None

## **Exterior**

Exterior Features    Private Yard, Storage, Fire Pit

Lot Description        Back Yard, Backs on to Park/Green Space, Many Trees, Native Plants,  
No Neighbours Behind, Private, Treed, Creek/River/Stream/Pond,  
Gazebo, Gentle Sloping, Irregular Lot, Wooded

Roof                     Metal

Construction         Cement Fiber Board

Foundation            Piling(s)

## **Additional Information**

Date Listed            March 5th, 2025

Days on Market        9

Zoning                  LR

## **Listing Details**

Listing Office         Century 21 Westcountry Realty Ltd.

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