

62076 James River Road  
Rural Clearwater County, Alberta

MLS # A2252890



## \$1,599,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,874 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	90.52 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Meadow, Pasture, Waterfront, Wooded		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Drinking Water, Other, Private
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-34-6-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	2 garden sheds, small greenhouse		

For more information, please click the "More Information" button. This stunning property is situated in the scenic James River Valley only 20 minutes North west of Sundre, under an hour from Red Deer and an hour and a half from Calgary. This is your once in a lifetime chance to own a beautiful 90.5 acre parcel of prime pasture and recreation land in the beautiful foothills of central Alberta. This property is very well set up as a hobby farm for horses or other livestock and also offers year round recreation as it has its own half mile of river frontage on the James River and also backs onto crown land. This unique property has 2 well kept homes and a lovely yard all well above the river floodplain. The main house is a 2874 Sq Ft, 2008 custom built one and a half storey with oversized double attached garage, ICF basement, and Hardieplank siding. Heating is by forced air natural gas furnace, there is a natural gas fireplace in the living room and a woodstove in the basement. Both the basement and garage have underfloor heat. The main floor has either maple hardwood or tile flooring. It has 9 ft. ceilings and lots of windows to let in an abundance of natural light and giving great views of the beautiful landscape. It has a covered deck on the South and West sides. The good sized kitchen has a 2 tier island, built in dishwasher, and microwave, newer gas stove and an eating nook. The living room is bright and airy with a vaulted ceiling. There is a formal dining room with a pass through hatch from the kitchen. Completing the main floor are 2 bedrooms, a 3 piece bathroom and a good size boot/laundry room. The washer and drier were both new in 2025. The upstairs has a good sized primary bedroom with its own balcony, a walk in closet and full 4 piece ensuite with soaker tub. The second upstairs bedroom also has its own 4 piece ensuite. The 1484 sq ft basement is partially finished and

has a large legal bedroom, full 4 piece bathroom, a cold storage room and recreation and storage areas. The garage has a large bonus room above it. The second house on the property is a 1965 built 1137 Sq Ft bungalow, currently rented. There is a 26 x40 ft heated and insulated shop, a 16 x32 ft open front storage shed, 2 garden sheds and a small greenhouse. There are approx. 45 acres of productive pasture and beautiful gardens including a large fenced vegetable garden and 45 acres of recreational land near the river. It has good corrals, 5 smaller paddocks, pumphouse with 3 livestock waterers, good livestock shelters, and good fencing. The property has a series of managed trails near the river for recreation - walking, fishing, swimming, camping and riding. Sundre is a welcoming vibrant small town with a hospital, unique stores and coffee shops and lots of amenities for sports and recreation. This is a wonderful opportunity to own a beautiful small farm with 2 well kept homes and prime pasture and recreation land in the foothills of central Alberta.