

# \$1,145,000 - 106 Sierravista Court, Rural Lethbridge County

MLS® #A2236221

**\$1,145,000**

6 Bedroom, 3.00 Bathroom, 2,556 sqft  
Residential on 1.03 Acres

NONE, Rural Lethbridge County, Alberta

Welcome to this stunning one-and-a-half-storey acreage tucked away in the highly sought-after Vista Meadows community. It is located in a quiet cul-de-sac with no gravel roads to worry about, all pavement right to your gated driveway. This property is perfect for families seeking privacy, space, and a true connection to nature - 5 minutes from Lethbridge and Coaldale.

Situated on 1.03 acres, this beautifully kept, fully landscaped property offers complete privacy and a park-like setting surrounded by mature trees & lush perennials. You have the option to enjoy peaceful sunrises and watch chirping birds on your front deck or the terrace off the primary bedroom. In the evening, you can relax in the gazebo or the rear deck for a resort-like feel and enjoy watching the horses at the neighboring Therapeutic Riding Association, which is located right on Jail Road.

Inside the house, youâ€™ll find 4,000 square feet of living space with six bedrooms and three bathrooms. The renovated kitchen (2018) features quality finishes and flows seamlessly into two spacious, sunlit living areas. In addition, there are two bedrooms with a full bathroom on the main floor.

On the second floor, there is a huge primary suite and private study area. The ensuite benefits from a luxurious jacuzzi bath, an impressive shower, and a walk-in closet. In the



basement, there are three bedrooms, a living room with a charming stone gas fireplace, a bathroom, and a laundry room with additional access to the attached garage.

Some highlights of the property include city water, SMRID irrigation, gazebo, gated driveway, fully fenced backyard, fruit trees, backup generator, secure dog run, an equipment shed and an attached heated three-car garage that offers plenty of space for vehicles, toys, or hobbies.

Homes like this in Vista Meadows rarely come up. If you have been considering an acreage, this place is a must-see!

Built in 2004

### **Essential Information**

MLS® #	A2236221
Price	\$1,145,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,556
Acres	1.03
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	106 Sierravista Court
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5S2

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached, Workshop in Garage, Block Driveway, Electric Gate, Garage Faces Side
# of Garages	3

### Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind, On Golf Course, Paved, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Zoning	C-R
HOA Fees	230
HOA Fees Freq.	MON

### Listing Details

Listing Office	Onyx Realty Ltd.
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