



**GRASSROOTS**  
REALTY GROUP

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**106 Sierravista Court**  
**Rural Lethbridge County, Alberta**

**MLS # A2236221**



**\$1,145,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,556 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Block Driveway, Electric Gate, Garage Door Opener, Garage Faces Side, Trip		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	31-8-20-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	C-R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Kitchen Island, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Blinds, sump pump x2, water purifier (as is/where is), generator

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, you'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!