



**GRASSROOTS**  
REALTY GROUP

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**378035 Tiki Ranch Place W**  
**Rural Foothills County, Alberta**

**MLS # A2217457**



**\$1,399,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,956 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Enclosed, Heated Garage, Oversized, Quad or More Attached		
Lot Size:	3.02 Acres		
Lot Feat:	Cul-De-Sac, Level, Meadow, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-20-1-W5
Exterior:	Mixed	Zoning:	ALH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** NONE

Stunning & Classy Family Farmhouse with Breathtaking Mountain Views Experience the perfect blend of elegance and comfort in this exceptional 3,700+ sq. ft. family farmhouse, set on 3 acres of cleared land&mdash;ideal for kids to play and explore. Located just 5 minutes west of Okotoks on paved roads, this home offers unparalleled mountain views from its west-facing windows. Step inside to discover a thoughtfully designed space featuring an open metal-railed staircase and a chef&rsquo;s dream kitchen with sleek white cabinetry, waterfall granite countertops, and premium stainless steel appliances. A sliding barn door reveals a spacious pantry, while the massive mudroom leads to both the garage and backyard. Warm and inviting great room boasts electric fireplace and huge picture windows facing those awesome mountain views. A dedicated home office and stylish powder room complete the main level. Upstairs, you&rsquo;ll find four spacious bedrooms, including a luxurious primary suite with stunning mountain views, an electric fireplace feature wall, a massive walk-through closet, and a spa-inspired ensuite. Two additional full bathrooms, an extra laundry area, and a bonus room make this floor perfect for a growing family. The fully finished lower level offers even more space, boasting a huge recreation room, a full bath, an extra bedroom, and ample storage. For those who love garage space, the heated and drywalled 4-CAR GARAGE with 8-foot doors provides plenty of room for vehicles, tools, and toys. This immaculate home and property provide the best of modern farmhouse living with unbeatable views and space to roam&mdash;all within minutes of town. Don&rsquo;t miss this rare opportunity!