



GRASSROOTS
REALTY GROUP

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**378035 Tiki Ranch Place W
Okotoks, 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:	-
Floors:	Laminate	Sewer:	-
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—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’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’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—all within minutes of town. Don’t miss this rare opportunity!