



GRASSROOTS
REALTY GROUP

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**378054 Tiki Ranch Place W
Okotoks, Alberta**

MLS # A2259937



\$1,424,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,207 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.01 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Private		

Heating: Forced Air, Natural Gas, See Remarks

Water: Well

Floors: Ceramic Tile, Hardwood, Laminate

Sewer: Mound Septic

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 24-20-1-W5

Exterior: Cement Fiber Board

Zoning: ALH

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Smoking Home, Vaulted Ceiling(s)

Inclusions: TV mounts, couches in living room, dog pen/run, security system including 4 cameras,

Excellent location- only 3.5km out of central Okotoks via Big Rock Trail! Tiki Ranch may be considered part of Okotoks but it is definitely acreage living (3 acres and plenty of room for a workshop)! This 5 bedroom bungalow is perfect for all stages of life. From the time in your life where you need multiple bedrooms to the time when you need a craft room, den, wrapping room and guest room, this home will fit you! The main floor is open concept with vaulted ceilings, hardwood and floor to ceiling windows. The living room has an impressive fireplace with room for TV above. The dining room leads out onto the east facing deck where you can enjoy your morning coffee in peace. Feel like growing your own vegetables, there are two raised beds at the side of the house. The kitchen features full height white cabinetry, granite counters, Bosch stainless steel appliances including a gas stove and double oven. A convenient corner pantry with spice rack behind the door completes the kitchen. The primary suite is absolutely massive with an incredible mountain view. The spa-like ensuite has heated floors, soaker tub, tiled shower and double sinks. Walkin closet has built-in shelving. Two additional bedrooms on the main floor, (each has its own sink) and are connected via a Jack & Jill bathroom with toilet and bath/shower. Laundry/mud room leads to the triple garage with a large dog pen that leads to the dog run. No worrying about your dogs being left in the house all day! The developed basement has vaulted ceilings, family room, exercise room, two more bedrooms and 3 piece bathroom. Plenty of extra developable space in the basement as the utility room is huge and there's loads of space for storage. Other features include AC, starlink and radon mitigation.

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