

# \$1,499,000 - 378054 Tiki Ranch Place W, Okotoks

MLS® #A2246555

**\$1,499,000**

5 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 3.01 Acres

NONE, Okotoks, Alberta

Excellent location! Tiki Ranch may be considered part of Okotoks but it is definitely acreage living (3 acres)! 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 20' 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. Walk-in 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 9' ceilings, family room, exercise room, two more



bedrooms and 3 piece bathroom. Utility room is huge and thereâ€™s loads of space for storage. Other features include AC, starlink and radon mitigation.

Built in 2016

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2246555                         |
| Price          | \$1,499,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,207                            |
| Acres          | 3.01                             |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 378054 Tiki Ranch Place W |
| Subdivision | NONE                      |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 1A7                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Vaulted Ceiling(s)               |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Double Oven |
| Heating           | Forced Air, Natural Gas, See Remarks                              |

|                 |                  |
|-----------------|------------------|
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                             |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Private |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Cement Fiber Board                                                |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 6                |
| Zoning         | ALH              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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