



THE
A-TEAM

**RE/MAX
FIRST**

378035 TIKI RANCH Place, Okotoks T1S 1A1

MLS®#: **A2191381** Area: **NONE** Listing Date: **01/30/25** List Price: **\$1,425,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **131,551 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,956**
 Low Sqft:
 Ttl Sqft: **2,956**

DOM

39
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**
 Garage Sz: **4**

Access:
 Lot Feat: **Cul-De-Sac, Level, Meadow, Views**
 Park Feat: **Enclosed, Heated Garage, Oversized, Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Mixed**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters, Open Floorplan, Pantry, Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`0" x 14`9"
Dining Room	Main	9`4" x 12`2"
Laundry	Main	6`10" x 8`0"
Bedroom	Second	13`0" x 13`4"
Bedroom	Second	13`7" x 13`10"
Laundry	Second	7`0" x 7`7"
Bedroom	Lower	12`0" x 12`8"

Room	Level	Dimensions
Kitchen	Main	12`5" x 14`2"
Den	Main	11`0" x 12`0"
Bedroom - Primary	Second	12`10" x 16`1"
Bedroom	Second	12`0" x 14`8"
Bonus Room	Second	13`0" x 14`0"
Game Room	Lower	13`0" x 25`9"
2pc Bathroom	Main	4`5" x 8`3"

5pc Bathroom
5pc Ensuite bath

Second
Second

5`10" x 13`1"
8`10" x 13`6"

4pc Bathroom
4pc Bathroom

Second
Lower

8`10" x 11`10"
4`10" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1411939

Zoning:
ALH

Remarks

Pub Rmks:

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 quad 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!

Inclusions:
Property Listed By:

Second Washer and Second Dryer
RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











