

\$1,449,900 - 378054 Tiki Ranch Place W, Rural Foothills County

MLS® #A2246555

\$1,449,900

5 Bedroom, 4.00 Bathroom, 2,207 sqft
Residential on 3.01 Acres

NONE, Rural Foothills County, Alberta

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 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. 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 9' 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.

Built in 2016

Essential Information

MLS® #	A2246555
Price	\$1,449,900
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	Rural Foothills County
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	Private Yard, Dog Run
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	43
Zoning	ALH

Listing Details

Listing Office	RE/MAX Complete Realty
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