



**17 Tillotson Downs  
Okotoks, Alberta**

**MLS # A2276078**



**\$859,000**

<b>Division:</b>	Tillotson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Berkeley - a stunning new home by Alliston Group in the highly sought-after new community of Tillotson. Thoughtfully designed with modern living in mind, this exceptional residence blends sophisticated style, spacious living areas, and premium finishes to create the perfect setting for family life and entertaining. At nearly 2,200 ft<sup>2</sup> of developed living space + a full basement and a triple attached garage, this home is perfect for a growing family. Step inside to discover an open-concept main floor bathed in natural light, anchored by a beautifully appointed kitchen featuring an oversized quartz island and expansive walkthrough pantry that leads directly to the mudroom for everyday convenience. The seamless flow between the kitchen, dining, and living areas creates an ideal space for entertaining or relaxed family time. The dining nook is surrounded by windows and provides direct access to the west-facing backyard that overlooks green space. Retreat to the upper level where comfort and convenience converge. The large bonus room is located at the front of the home and offers downtown views from the upper level. The primary suite and its attached ensuite span the entire width of the home, all while overlooking the spacious backyard. The 12'x15'6" primary bedroom leads to the spacious 5pc ensuite with dual sinks, a private water closet, soaker tub and walk-in shower as well as an expansive walk-in closet. Two more bedrooms, a full bathroom, linen closet and laundry room complete the upper level. Built with quality craftsmanship and an eye for detail, The Berkeley showcases tasteful fixtures and finishes that elevate every space. From the welcoming entrance with open-to-below design to the inviting living areas, this home balances refined design with practical functionality. Located in Tillotson, residents enjoy proximity to parks, pathways, schools, and

local amenities - all within a vibrant community setting that's ideal for growing families and active lifestyles. Experience comfort, style, and everyday convenience in The Berkeley - where your next chapter begins. \*\*Please note: Photos are from a previous show home model and are not an exact representation of the property for sale.