



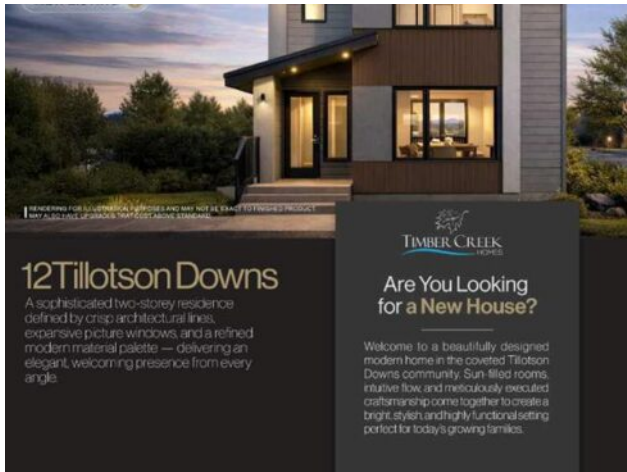
GRASSROOTS

REALTY GROUP

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12 Tillotson Downs Okotoks, Alberta

MLS # A2292428



\$625,000

Division:	Tillotson		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: \$3000 Appliance Allowance

Welcome to this stunning example of classic, functional, and family oriented living in the exceptional community of Tillotson! Built by Timber Creek Homes, this property offers an impressive array of features, including black metal clad windows, a separate side entrance, a massive kitchen island, a main floor powder room, a grand foyer, a mudroom, and open concept living—just to name a few. The interior showcases a modern colour palette, pot lights throughout, quartz countertops, and a large deck for outdoor entertaining. Upstairs, you'll find a well placed laundry room, two additional bedrooms, and a full 4 piece main bathroom. The spacious primary bedroom includes a private 4 piece ensuite and a generously sized walk in closet. Don't miss your chance to live in the highly sought after community of Tillotson—call today to book your private showing!