



**44 Tillotson Loop  
Okotoks, Alberta**

**MLS # A2309206**



**\$539,900**

<b>Division:</b>	Tillotson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,561 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Welcome to the Edison Model in the growing community of Tillotson where modern living meets everyday comfort and connection to the outdoors. Surrounded by pathways, green spaces, and nearby amenities, this community is designed for those who want the convenience of city living while still enjoying a little extra breathing room. Offering over 1,557 sq ft of thoughtfully designed living space, this open concept duplex blends style and functionality throughout. The main floor features a bright and inviting layout with a stunning sunken living room highlighted by impressive 10' ceilings, creating a spacious and welcoming feel from the moment you walk in. The kitchen is designed for both everyday living and entertaining with quartz countertops, a large island, stainless steel appliances, and an adjacent dining nook perfect for family dinners or hosting friends. Luxury vinyl plank and tile flooring add durability and style throughout the home. Upstairs, you'll find three comfortable bedrooms including a spacious primary suite complete with a walk in closet and private ensuite. Two additional bedrooms, a full bathroom, and convenient upper floor laundry make daily life that much easier. Enjoy your morning coffee on the front porch or unwind on the rear deck after a long day. Additional features include triple pane windows, a side entry with optional legal suite potential, and a layout designed with flexibility in mind. With June 2026 possession available, the Edison Model is a fantastic opportunity to step into a brand new home in one of the area's exciting new communities.