



**213 Tillotson Drive
Okotoks, Alberta**

MLS # A2311419



\$469,900

Division:	Tillotson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,588 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	nc
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Presenting the HUDSON by Rohit homes...This semi-detached home is being built with a level of finishings you will not expect in a standard build. Complete with a never before seen palette of GLOBAL MUSE infusing warm earthy tones with a functional floorplan. This open plan is finished with vinyl plank flooring through out the main. The kitchen is graced with 42" upper cabinets, stone counters, trendy backsplash , and stainless appliances. Triple pane windows allow plenty of natural light to fill the home. The 2 piece bathroom has been recently upgraded to a floating vanity with storage and beautifully handpicked hardware. The upper level is perfectly planned with 3 bedrooms, convenient second floor laundry, and stunning bathrooms. The primary suite hosts a walk in closet and a beautiful 5 piece ensuite- yes 2 sinks is standard here! You will love this thoughtful design. The lower level is a blank slate for future development with a convenient side door ... perfect to create access for home based business or separate living spaces. The value of this home combined with function, location and lifestyle makes perfect sense. Full new home warranty is offered for peace of mind. Tillotson is one of Okotoks newest communities and will only get better over time- be one of the first ones in and watch your investment grow!! Close to shopping, parks, paths, schools, and so much more. A quick drive west to the mountains ... this is not just a home and community... its a lifestyle.