



GRASSROOTS

REALTY GROUP

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**17 Tillotson Loop
Okotoks, Alberta**

MLS # A2315494



\$479,900

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|------------------|--------------------------------------|---------------|------------------|
| Division: | Tillotson | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,602 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, See Remarks | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, See Remarks | | |

Inclusions: \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK

Now selling in the exciting new Okotoks community of Tillotson, the Knox by Akash Homes is a thoughtfully designed rear-detached duplex offering modern style, functionality, and exceptional value. This 1,648 sq ft home features an open-concept main living area with 9-foot ceilings, a spacious kitchen, dining area, and great room—perfect for everyday living and entertaining. A lower-floor den provides the ideal space for a home office or flex room. Upstairs, you’ll find three bedrooms, including a private primary retreat with walk-in closet and ensuite, along with second-floor laundry and a dedicated study area for added convenience. Enjoy outdoor living with a finished rear deck, ideal for summer evenings. Designed with today’s lifestyle in mind, the Knox blends smart layout, contemporary finishes, and low-maintenance living in one of Okotoks’s newest and most desirable communities. Home includes \$5K credit to The Brick. ****PLEASE NOTE** PICTURES ARE ARTIST CONCEPT/SHOW HOME/RENDERINGS. ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE****