



**46 Tillotson Loop
Okotoks, Alberta**

MLS # A2317015



\$588,500

Division:	Tillotson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,518 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to 46 Tillotson Loop, a beautifully crafted new home offering 1,524 square feet of thoughtfully designed living space in the desirable community of Tillotson. Combining modern style, functional design, and exceptional value, this 3-bedroom, 2.5-bathroom home is perfect for families, first-time buyers, or those looking to enjoy the benefits of a brand-new home. Step inside to discover an open-concept main floor highlighted by luxury vinyl plank flooring, elegant quartz countertops throughout, and a stunning sunken living room featuring impressive 10'4" ceilings that create a bright and inviting atmosphere. The stylish kitchen is complete with a stainless steel appliance package, ample cabinetry, and a seamless flow into the dining and living areas—ideal for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat, along with the convenience of upper-floor laundry. Triple-pane windows provide enhanced energy efficiency and year-round comfort. Enjoy outdoor living with both a welcoming front porch and rear deck, while the side entrance offers added flexibility and future potential. Completing the property is a detached double-car garage, providing secure parking and additional storage. This exceptional home delivers modern finishes, thoughtful upgrades, and outstanding value in one of the area's newest communities.