



**18 Tillotson Downs
Okotoks, Alberta**

MLS # A2321221



\$589,900

Division:	Tillotson		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,488 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Sloped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

YOUR FIRST DETACHED HOME SHOULD FEEL LIKE A STEP UP—not a compromise with a front door. This bright, thoughtfully designed 1,488 sq. ft. home in Tillotson delivers three bedrooms, 2.5 bathrooms and a layout that makes everyday life feel easy. The open main floor keeps everyone connected, with a spacious living room, dining nook and kitchen centred around a generous breakfast bar island. A FULL-HEIGHT TILED BACKSPLASH behind the range hood, BUILT-IN MICROWAVE, gas line rough-in to the range, and stained wood stair details add the kind of polish that usually lives on an upgrades sheet. Upstairs, all three bedrooms are well proportioned, the laundry is exactly where the laundry belongs, and the primary bedroom includes a WALK-IN CLOSET AND PRIVATE 3-PIECE ENSUITE. Downstairs is where this home quietly gets clever. The SUNSHINE BASEMENT follows the natural slope of the lot, creating space for a large rear window that brings in far more light than you would expect below grade. Add the SEPARATE SIDE ENTRANCE and bathroom rough-in, and you have real flexibility for a future office, playroom, gym, media space or private retreat. Outside, the RAISED REAR DECK gives you a second place to relax while preserving yard space below, and the rear lane leads to a TWO-CAR PARKING PAD. Tillotson is planned as a WALKABLE, MIXED-USE COMMUNITY where homes, public spaces and future everyday conveniences belong together. Beyond the neighbourhood, OKOTOKS OFFERS THE SHEEP RIVER, PATHWAYS, RECREATION, LOCAL SHOPS AND A HISTORIC DOWNTOWN—all wrapped in the rolling landscape and smaller-town personality that make it feel worlds away from the city, while keeping south Calgary comfortably within commuting distance. Brand new,

detached and FULL OF POSSIBILITY: this is a very smart place to start. Visit the Fifth Avenue Homes showhome next door, or reach out to a Realtor and book a private showing. Already working with an agent? PLEASE BRING THEM ALONG FOR ANY SHOW HOME VISITS.