



GRASSROOTS
REALTY GROUP

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9 Tillotson Road
Okotoks, Alberta

MLS # A2324129



\$429,900

Division:	Tillotson		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,506 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 9 Tillotson Road, a beautifully crafted TALO townhome by Rohit Homes, designed with style, comfort, and function in mind. This home showcases Rohit’s exclusive WILD NORTH designer palette – a never-before-seen blend of earthy tones and grounded neutrals that creates a warm, modern atmosphere throughout the home. Every space feels intentional, cohesive, and elevated. Step inside to an open main floor finished with engineered wood flooring, large triple-pane Low-E windows, and a bright, inviting layout perfect for everyday living. The kitchen is a standout feature, offering stainless steel appliances, a smooth-top stove, fridge with ice maker, dishwasher, and quartz countertops with a flush eating bar. Ceramic tile accents in the kitchen and bathrooms add durability and a clean, contemporary look. Upstairs, the TALO offers three comfortable bedrooms, including a well-appointed primary suite, along with 2.5 bathrooms finished with modern fixtures and tile work. The convenience of second-floor laundry with a full front-load washer and dryer package makes daily life effortless. Built to today’s high standards, this home includes a high-efficiency furnace, programmable thermostat, R40 attic insulation, and triple-pane windows filled with Argon gas for year-round comfort and energy savings. Quality MDF baseboards and casings, along with the curated WILD NORTH palette, give the home a polished, designer feel from top to bottom. With 1,506 sq ft of thoughtfully planned living space, a functional floorplan, and the peace of mind of new-home construction, this property delivers exceptional value. Located in Tillotson, one of Okotoks’s newest and fastest-growing communities, you’ll enjoy close proximity to parks, pathways, shopping, schools, and everyday amenities. Quick access west makes weekend mountain escapes

effortless. This isn't just a home — it's a lifestyle rooted in comfort, design, and long-term value.