



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3 Tillotson Downs Okotoks, Alberta

MLS # A2331716



\$885,000

Division:	Tillotson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 3 Tillotson Downs, an exceptional new home in the sought-after community of Tillotson in Okotoks. Offering 2,293 square feet of beautifully designed living space, this stunning two storey home perfectly balances modern elegance with everyday functionality. Thoughtfully crafted with quality finishes and an inviting open-concept layout, this home is ideal for growing families, professionals, and those who love to entertain. The main floor welcomes you with an impressive front foyer featuring soaring ceilings that create an immediate sense of space and sophistication. At the heart of the home, the chef-inspired kitchen showcases quartz countertops, stainless steel appliances, a spacious island, and a walk-in pantry, making meal preparation and entertaining effortless. The kitchen flows seamlessly into the bright dining area and the inviting living room, where an electric fireplace provides the perfect backdrop for relaxing evenings. Just off the dining area, step outside onto the rear deck to enjoy outdoor dining, morning coffee, or summer gatherings with family and friends. A versatile main floor flex room offers endless possibilities, whether you need a private home office, children's playroom, fitness space, or guest room. Completing the main level is a practical mudroom with direct access to the attached double garage, helping keep everyday life organized and convenient. Upstairs, you'll discover a spacious vaulted bonus room that creates the perfect second living area for movie nights, a games room, or a quiet retreat. The primary suite is a true sanctuary, featuring a generous walk-in closet and a luxurious five-piece ensuite designed for comfort and relaxation. Two additional bedrooms, a beautifully appointed full bathroom, and the convenience of upper-floor laundry complete the second level, providing plenty of space for the entire family. The

home also features a Home Comfort System, including a Hi-Velocity Heating System, MERV 13 air filtration system, and tankless hot water heater for enhanced year-round comfort and efficiency. Built with today's homeowner in mind, this home also features luxury vinyl plank flooring, triple-pane windows for improved energy efficiency, quality craftsmanship throughout, and an unfinished basement that offers incredible potential to create additional living space tailored to your family's needs. Located in one of Okotoks' newest and most desirable communities, 3 Tillotson Downs offers the opportunity to enjoy modern living with exceptional design, premium finishes, and a family friendly setting close to parks, pathways, schools, and everyday amenities. This remarkable home is ready to welcome its next owners and is one you won't want to miss.