

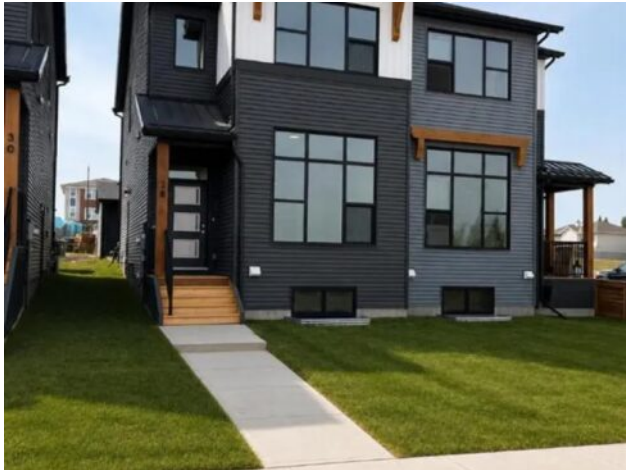


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Tillotson Loop
Okotoks, Alberta

MLS # A2339481



\$549,000

Division:	Tillotson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,528 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.05 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, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: None

Welcome to 28 Tillotson Loop in Okotoks, a thoughtfully designed Franklin duplex offering 3 bedrooms, 2.5 bathrooms, and 1,524 sq. ft. of beautifully planned living space. The main floor features an inviting open-concept layout highlighted by a sunken living room with an impressive 10'4" ceiling, creating a bright and spacious feel. The kitchen is finished with quartz countertops and a stainless steel appliance package, complemented by luxury vinyl plank and luxury vinyl tile flooring throughout the home. A dedicated dining area provides plenty of room for everyday meals and entertaining, while the rear deck extends your living space outdoors. Upstairs, you'll find three bedrooms, including a spacious primary retreat with its own ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. Triple-pane windows add to the home's comfort and efficiency, while a separate side entrance provides additional flexibility. Outside, enjoy a welcoming front porch, rear deck, and detached double garage measuring approximately 19'11" x 22'. 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. The home offers an undeveloped lower level of approximately 757 sq. ft., providing excellent potential for additional living space and the opportunity to customize it to suit your future needs. Experience the ideal blend of urban convenience and natural serenity in the growing community of Tillotson. Thoughtfully designed to accommodate a variety of lifestyles, the neighbourhood brings together diverse residential options, future retail opportunities, inviting public spaces, and a well-connected network of pathways. Whether you enjoy morning walks, family

bike rides, or simply spending time outdoors, Tillotson makes it easy to stay connected to nature while remaining close to the everyday conveniences of Okotoks. With a mix of duplexes, move-up front-drive garage homes, and homes designed with legal basement suite opportunities, the community offers flexibility for first-time buyers, growing families, multi-generational households, and investors alike. Discover a community where modern living, outdoor connection, and small-town charm come together and make 28 Tillotson Loop your next place to call home.