



GRASSROOTS
REALTY GROUP

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**11 Tillotson Loop
Okotoks, Alberta**

MLS # A2345828



\$449,900

Division:	Tillotson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,646 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, See Remarks		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

HOME IS COMPLETE! Now selling in the exciting new Okotoks community of Tillotson, the Knox by Akash Homes is a thoughtfully designed rear-detached duplex offering modern style, functionality, and exceptional value. This 1,646 sq ft home features an open-concept main living area with 9-foot ceilings, a spacious kitchen, dining area, and great room—perfect for everyday living and entertaining. A lower-floor den provides the ideal space for a home office or flex room. Upstairs, you’ll find three bedrooms, including a private primary retreat with walk-in closet and ensuite, along with second-floor laundry and a dedicated study area for added convenience. Enjoy outdoor living with a finished rear deck, ideal for summer evenings. Designed with today’s lifestyle in mind, the Knox blends smart layout, contemporary finishes, and low-maintenance living in one of Okotoks’s newest and most desirable communities. Home includes \$5K credit to The Brick. ****PLEASE NOTE** PICTURES ARE OF ACTUAL HOME.**