



GRASSROOTS
REALTY GROUP

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24 Tillotson Loop
Okotoks, Alberta

MLS # A2352649

\$499,900

Division:	Tillotson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,602 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

1602 SQ FT | CORNER LOT | WALKOUT BASEMENT | DOUBLE DETACHED GARAGE | BUILT BY AKASH HOMES! Welcome to the Kenton-D, a beautifully designed duplex offering 1,602 sq. ft. of thoughtfully planned living space in the growing community of Tillotson, Okotoks. Situated on a desirable corner lot, this home features 3 bedrooms, 2.5 bathrooms, and an open-concept main floor designed for modern living. The spacious great room flows seamlessly into the dining area and stylish kitchen, complete with a central island and plenty of cabinetry. Upstairs, enjoy a versatile bonus room, convenient laundry, and a spacious primary retreat featuring a walk-in closet and private ensuite. Two additional bedrooms and a full bathroom complete the upper level. The WALKOUT BASEMENT offers incredible potential for future development, while the DOUBLE DETACHED GARAGE adds everyday convenience. Enjoy the added appeal of a corner lot in one of Okotoks' exciting new communities. PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES AND FINISHES MAY VARY.