



199 Tillotson Drive
Okotoks, Alberta

MLS # A2274220



\$525,000

Division: Tillotson

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,580 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Parking Pad

Lot Size: 0.06 Acre

Lot Feat: Back Lane, Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Vinyl Siding, Wood Frame

Zoning: NC

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Welcome to the Hudson by Rohit Homes, a thoughtfully designed 3 bedroom, 2.5 bathroom duplex in Tillotson - Okotoks; newest master-planned community. With clean lines, smart functionality and a timeless Neoclassical-Revival interior, this home blends everyday practicality with a classic, elevated look. The main floor features an open concept layout with full-height cabinetry, quartz throughout, a large peninsula island and a stainless steel appliance package. Oversized windows bring natural light into the living and dining areas, and a convenient two-piece bathroom completes the main level. Upstairs, the primary suite offers a walk-in closet and an upgraded ensuite with dual sinks and a fully tiled walk-in shower. Two additional bedrooms, a full bathroom and upper floor laundry add convenience for busy households. A separate side entrance provides flexibility for future basement development. Tillotson is a brand new community in Okotoks designed with walkability, green spaces and a variety of upcoming amenities. With quick access to schools, parks, pathways and everyday services, it's a great fit for anyone looking for comfort and long-term value just minutes south of Calgary. This home also includes full new home warranty coverage for added peace of mind.