



**GRASSROOTS**  
REALTY GROUP

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**201 Tillotson Drive  
Okotoks, Alberta**

**MLS # A2274232**



**\$519,000**

<b>Division:</b>	Tillotson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,580 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	na		

Welcome to the Hudson by Rohit Homes, a well-appointed 3 bedroom, 2.5 bathroom duplex in Tillotson - Okotoks's newest community. This home features an open concept main floor, full-height kitchen cabinetry, quartz counters throughout, a large peninsula island, stainless steel appliances, upper floor laundry and a separate side entrance for future basement development. Finished in the Haute Contemporary palette, the interior feels bright, modern and thoughtfully put together. The main level is designed for everyday living, with oversized windows that bring natural light into the kitchen, dining and living areas. Clean lines, cohesive finishes and a convenient two-piece bathroom complete this floor. Upstairs, the primary suite offers a comfortable retreat with a walk-in closet and an ensuite featuring a dual vanity. Two additional bedrooms, a full bathroom and upper floor laundry add practicality for busy households. Tillotson is a brand new master-planned community focused on walkability, green spaces and future amenities - a well-rounded setting for homeowners looking for comfort and long-term value. This home also includes full new home warranty coverage for added peace of mind. Don't miss the chance to explore Okotoks' newest community!