



**GRASSROOTS**  
REALTY GROUP

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## 3 Tillotson Downs Okotoks, Alberta

**MLS # A2276079**



**\$889,000**

<b>Division:</b>	Tillotson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,286 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Situated in the exciting new community of Tillotson in Okotoks, this home offers a fantastic opportunity to benefit from attractive launch-phase pricing in one of the town's most anticipated developments. Now is the perfect time to secure a well-designed, high-quality home before values rise as the community continues to grow. The 'Cassia' features a bright and open-concept floor plan thoughtfully designed for everyday living and entertaining. The main level is anchored by a spacious great room, a gourmet kitchen, and a versatile flex space that adapts easily to your lifestyle needs. Luxury vinyl plank and tile flooring run throughout the main level, while expansive windows flood the space with natural light throughout the day. The kitchen sits at the heart of the home, overlooking both the dining area and the great room with its electric fireplace, creating a seamless and inviting gathering space. Designed with functionality in mind, the kitchen includes a large corner pantry, an oversized island with quartz countertops, and a contemporary stainless steel appliance package. A practical mudroom off the garage offers additional storage, while a rear flex room and a convenient two-piece powder room complete the main floor. Upstairs are three generously sized bedrooms, two full bathrooms, upper-level laundry, linen storage, and a spacious bonus room ideal for family living or relaxing evenings with downtown views as well. The primary retreat is privately positioned at the rear of the home and features a walk-in closet and a well-appointed ensuite with dual vanities, a soaker tub, and a walk-in shower. Two additional bedrooms and a second full bathroom are located at the front of the home. Outside, a rear deck provides a great space to unwind and enjoy the surroundings of your backyard the overlooks a green space. The large double attached

garage offers ample room for vehicles and storage. Built with triple-pane windows, this home delivers excellent energy efficiency and year-round comfort. This is a rare opportunity to own a thoughtfully crafted home with modern finishes in a growing Okotoks community. Take advantage of early pricing while it lasts. Please note: This property is currently under construction, floor plan photos only at this time.