



GRASSROOTS
REALTY GROUP

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**203 Tillotson Drive
Okotoks, Alberta**

MLS # A2283194



\$525,000

Division:	Tillotson		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,588 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:	N/A		

Welcome to The Hudson by Rohit Homes, a well designed 3 bedroom, 2.5 bathroom duplex in Tillotson, Okotoks's newest community. This home offers a functional open concept layout, modern finishes, and flexibility for future growth. The main floor is bright and welcoming, anchored by a contemporary kitchen with full height cabinetry, quartz countertops, stainless steel appliances, and a generous peninsula ideal for everyday living and casual entertaining. Oversized windows bring natural light into the kitchen, dining, and living areas, while a convenient two piece bathroom completes this level. Finished in Rohit's Ethereal Zen interior palette, the home features a soft, calming aesthetic with light tones, clean lines, and warm modern finishes that create a cohesive and inviting feel throughout. Upstairs, the primary bedroom offers a comfortable retreat with a walk in closet and a private ensuite with dual sinks. Two additional bedrooms, a full bathroom, and upper floor laundry provide a practical layout suited to busy households, professionals, or downsizers. A separate side entrance allows for future basement development, adding long term flexibility and value. Full new home warranty coverage is included for added peace of mind. Located in Tillotson, a new southwest Okotoks mixed use community designed around walkability, this is an opportunity to get into a thoughtfully planned neighbourhood early.