

203 Tillotson Drive  
Okotoks, Alberta

MLS # A2283194



## \$525,000

<b>Division:</b>	Tillotson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2026 (0 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>	-

**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.