



# 3 Tillotson Downs Okotoks Alberta

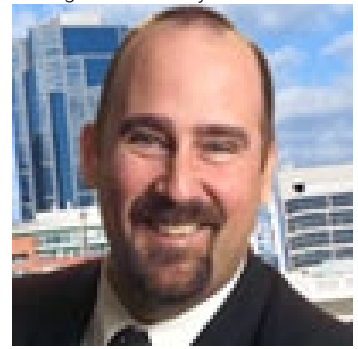
\$889,000

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 flooring runs 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...

Great room 12.50 Ft x 14.00 Ft  
 Dining room 11.00 Ft x 10.50 Ft  
 Other 9.25 Ft x 10.50 Ft  
 2pc Bathroom Measurements not available  
 Bonus Room 18.00 Ft x 11.50 Ft  
 Primary Bedroom 12.17 Ft x 14.50 Ft

5pc Bathroom Measurements not available  
 Bedroom 9.25 Ft x 12.50 Ft  
 Bedroom 9.25 Ft x 12.50 Ft  
 4pc Bathroom Measurements not available  
 Laundry room Measurements not available

Listing Presented By:



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