

# \$538,000 - 30 Tillotson Loop, Okotoks

---

MLS® #A2263442

**\$538,000**

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.05 Acres

Tillotson, Okotoks, Alberta

Located in the exciting new community of Tillotson in Okotoks, this home presents an incredible opportunity to take advantage of competitive pricing during the community's launch phase. Don't miss your chance to secure a stylish, high-quality home in one of Okotoks' most anticipated new neighbourhoods. Step inside and discover a bright, open-concept layout designed for both comfort and entertaining, highlighted by 10' ceilings in the living room that create a spacious and airy feel. The main level features luxury vinyl plank flooring and luxury vinyl tile, complemented by large windows that fill the space with natural light from morning to evening. At the heart of the home, the rear kitchen overlooks the dining area and front living room, the ideal layout for entertaining friends or family. The kitchen offers a generous pantry, large island with quartz countertops, and a sleek stainless steel appliance package for modern functionality. A rear mudroom with deck access and a convenient 2-piece powder room complete this level. Upstairs, you'll find three spacious bedrooms, two full bathrooms, upper-level laundry and linen storage. The primary suite, located at the front of the home, includes a large walk-in closet and private ensuite, while two additional bedrooms and a second full bath are positioned at the rear. Outside, both the front porch and rear deck offer inviting spaces to relax and connect with your surroundings. A two-vehicle parking pad



provides ample room for a future double garage, and the side entry offers added functionality and design flexibility. Built with triple-pane windows, this home ensures energy efficiency and year-round comfort. This is your chance to own a thoughtfully designed home with high-end finishes in a growing community. Act now to take advantage of launch pricing before itâ€™s gone! \*\*Please note: Property is under construction and photos are taken from a show home and are not an exact representation of the property for sale.

Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263442               |
| Price          | \$538,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,524                  |
| Acres          | 0.05                   |
| Year Built     | 2026                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 30 Tillotson Loop |
| Subdivision | Tillotson         |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T0T 0T0           |

**Amenities**



Parking Spaces 2  
Parking Parking Pad

## Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl  
Appliances Dishwasher, Electric Stove, N  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Exterior Entry, Unfinished



## Exterior

Exterior Features Private Entrance  
Lot Description Back Lane, Back Yard, Front Yard, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 9th, 2025  
Days on Market 11  
Zoning TN

## Listing Details

Listing Office Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.