

\$859,900 - 49 Emerson Crescent, Okotoks

MLS® #A2203306

\$859,900

3 Bedroom, 3.00 Bathroom, 2,310 sqft

Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

Join us in Wedderburn, where you will be greeted with the most gorgeous mountain view you can wake-up to in your primary retreat. Enjoy the luxury that this 2023 built home has to offer, with upgrades and additional features that will make you feel like you are on vacation. On entry, you will find yourself a perfect office/playspace, as well as a main floor 2-piece bathroom. Further into the home you will enter the bright and modernly designed main floor with an open concept kitchen, living and dining space. Off the dining room is a spacious deck, allowing you to be captivated by the breath-taking mountain views. Upstairs features luxurious primary bedroom with a 6-piece bathroom and large walk-in closet that is ready to make your own. A bright family space welcomes some separation to the upstairs laundry room, 3-piece bathroom, and two generously sized bedrooms which are both complete with walk-in closets. The walk-out basement is ready for the new owner to make their own - whether that is extra space for family, or creating a rental opportunity. This home backs onto a lovely pond, with plenty of space from the homes behind you. And did we mention the mountain views?! The view from the deck and primary bedroom to the mountains is sure to catch your attention, and even better - they will remain un-obstructed thanks to the location of this home relative to D'Arcy Ranch Golf Club. You will be minutes away from local schools, and D'Arcy Crossing which has loads



of amenities, and being on the North edge of town allows you an easy commute out of town should you be travelling. So instead of continuing to read about how beautiful this house is, why not book a showing with your favorite realtor and come see what all the fuss is about! **Shelving to be installed in primary/pantry prior to possession by sellers**

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203306 |
| Price | \$859,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,310 |
| Acres | 0.09 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 49 Emerson Crescent |
| Subdivision | Wedderburn |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S5W7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |
| Waterfront | Pond |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Bidet, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Convection Oven |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air, Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Tile |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Other |
| Lot Description | Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Other, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 37 |
| Zoning | TN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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