

# \$810,000 - 49 Emerson Crescent, Okotoks

MLS® #A2222993

**\$810,000**

3 Bedroom, 3.00 Bathroom, 2,305 sqft

Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

Welcome to your dream home in the heart of Wedderburn, where every morning begins with stunning, unobstructed mountain views from your luxurious primary retreat. Built in 2023, this thoughtfully upgraded home blends modern design with everyday comfort, creating the perfect balance between style and function.

Step inside to discover a flexible front room ideal for a home office or play area, along with a convenient main-floor powder room. The bright and open-concept main living area is perfect for entertaining, featuring a sleek kitchen, spacious dining area, and cozy living room—all bathed in natural light. Just off the dining room, a large deck invites you to soak in breathtaking views of the mountains and the serene pond beyond.

Upstairs, your private primary suite is a true sanctuary, complete with a spa-inspired 6-piece ensuite and a generous walk-in closet ready to be personalized. A central bonus room provides extra space for relaxing or entertaining, while two additional bedrooms—each with its own walk-in closet—share a beautifully appointed 3-piece bathroom. The upper-level laundry room adds everyday convenience.

The walk-out basement is a blank canvas awaiting your vision—whether it's a family rec room, or a home gym - the options are yours! Enjoy peaceful views of the pond and greenspace behind, with no rear neighbors and direct sightlines to the Rockies,



thanks to the home's location on Emerson Crescent.

Located minutes from schools, parks, the shops of Arcy Crossing - and with quick access to commuter routes - this home offers both tranquility and convenience. Stop dreaming and book your private showing today and come experience the lifestyle that awaits in Wedderburn!

Built in 2023

Essential Information

MLS® #	A2222993
Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,305
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 Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Bathroom Rough-in, Bidet

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Convection Oven, Induction Cooktop, Water Softener

Heating Fireplace(s), Forced Air

Cooling Central Air, Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Tile, Electric

Has Basement Yes

Basement Full, Unfinished, Exterior Entry, Walk-Out

## Exterior

Exterior Features BBQ gas line, Other

Lot Description Rectangular Lot, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 21st, 2025

Days on Market 52

Zoning TN

## Listing Details

Listing Office CIR Realty

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