

# \$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	Bidet, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Bathroom Rough-in, Sump Pump(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, Rectangular Lot, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	28
Zoning	TN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.