



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**86 Emerson Crescent
Okotoks, Alberta**

MLS # A2222767



\$799,900

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the sought after community of Wedderburn! The Brand new home built by Prominent Homes is a two-story with 4 Bedrooms plus a Den and 2 and half Bathrooms! The Main Floor is Open concept and features an office/den which is perfect for working from home plus Chic Kitchen with a Gas cooktop, Built-in Oven and Microwave and pantry. There is also a nice size nook and great room and huge deck. The upper floor has 4 Bedrooms including a primary bedroom with a beautiful ensuite and walk-in closet. There is also a large 5-piece second Bathroom, laundry room plus a Bonus room. There is a Walk-out basement has a Separate Entrance and is ready for our personal touch. Possession will be in the September 2025. Call to book your private showing today!