



**GRASSROOTS**  
REALTY GROUP

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**78 Emerson Crescent  
Okotoks, Alberta**

**MLS # A2258440**



**\$865,000**

<b>Division:</b>	Wedderburn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,177 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

Welcome to the sought after community of Wedderburn! The Brand new home built by Prominent Homes is a Two-Story Walk-out, Triple Car Garage 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 a Chic Kitchen with a Gas cooktop, Built-in Oven and Microwave and large 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 that has a Separate Entrance and is ready for our personal touch. Possession will be in the end of October 2025. Call to book your private showing today!