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22 Emerson Crescent Okotoks, Alberta

MLS # A2258763



\$749,900

Division:	Wedderburn				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,299 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.11 Acre				
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks, Street Lighting				

Heating:	Forced Air	Water:	-	
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-	
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Built-in Features, Double Vanity, Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Walk-In Closet(s)			

Inclusions: N/A

Experience brand new living in this 3-bedroom, 2.5-bath Anthem Properties home on a quiet Wedderburn street. The main floor is designed for MODERN LIVING, featuring a dedicated office, cozy great room with fireplace, open dining area, and an upgraded kitchen with GAS COOKTOP, wall oven, and quartz island. Durable LVP flooring flows throughout, while the southeast-facing backyard is perfect for outdoor enjoyment. Upstairs, three bedrooms include a spacious primary suite with 5-piece ensuite, plus a large bonus room, laundry, and 4-piece bath. The unfinished basement with SEPARATE SIDE ENTRANCE and rough-in bathroom offers a blank canvas for future development. Steps from walking paths, an OFF-LEASH DOG PARK, and local amenities, Wedderburn also offers mountain views across the community. Visit the showhome at 6 Emerson Cres to see the quality and attention to detail for yourself.