



**GRASSROOTS**  
REALTY GROUP

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**22 Emerson Crescent  
Okotoks, Alberta**

**MLS # A2258763**



**\$785,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.