



**71 Emerson Crescent
Okotoks, Alberta**

MLS # A2284341



\$835,827

Division:	Wedderburn		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,462 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features. Built to 2025 specifications, this home features an open-to-below layout, extra windows throughout, and an electric fireplace with maple floating shelves. The executive kitchen offers built-in stainless steel appliances, a built-in chimney hoodfan, gas cooktop, under-cabinet lighting, pendant lighting, waste-bin pull-out, and a walk-through pantry. Enjoy a rear deck with glass railing and BBQ gas line, a main floor flex room with double doors, and a mudroom with flip-top bench, coat racks, and cubbies. Upstairs features a vaulted bonus room and a primary bedroom with wall detail, a 5-piece ensuite with freestanding tub, fully tiled shower with two glass walls, heated floors, and a bank of drawers, plus tiled flooring in upper baths and laundry. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.