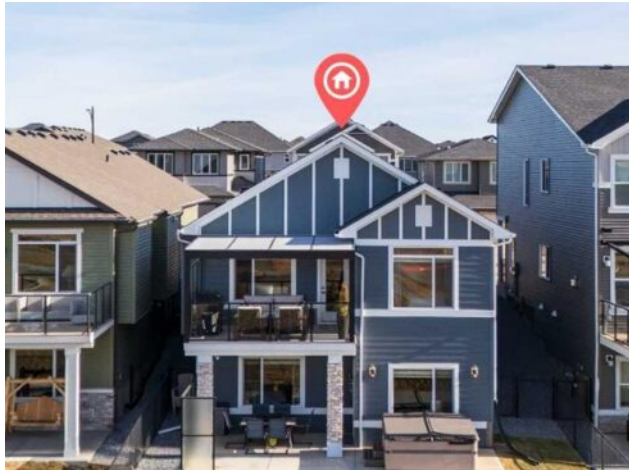




**13 Emerson Crescent
Okotoks, Alberta**

MLS # A2297302



\$994,900

Division:	Wedderburn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning walkout bungalow in Wedderburn, Okotoks, offering over 2,500 square feet of developed living space, mountain views, and a layout designed for both everyday living and entertaining. Featuring three bedrooms, two and a half bathrooms, a main floor den, a dedicated gym, and a fully finished walkout basement with a built-in dry bar, this home presents a rare opportunity to own a highly upgraded bungalow in one of Okotoks's most desirable and growing communities. The main level is defined by soaring vaulted ceilings and expansive windows that fill the home with natural light. At the center of the space is an oversized chef-inspired kitchen designed to impress, complete with quartz countertops, a large island, full height cabinetry, a walk-in pantry, upgraded built-in appliances, and a custom hood fan. A built-in hutch adds both function and character, while the open concept layout connects seamlessly to the dining and living areas. The great room is anchored by a sleek linear fireplace and opens directly onto the main floor deck, creating an ideal setting for indoor-outdoor living and entertaining. The primary suite is thoughtfully positioned for privacy and offers a spacious walk-in closet and a beautifully finished ensuite featuring dual vanities, a soaker tub, and a fully tiled shower. A main floor den provides flexibility for a home office, study, or quiet retreat. The mudroom and laundry area are well designed with built-in cabinetry, quartz counters, and excellent storage, and connect directly to the double attached garage for everyday convenience. The fully finished walkout basement extends the living space with two generously sized bedrooms, a full bathroom, a dedicated gym, and a large recreation area with a second fireplace and built-in dry bar. Step outside to the lower patio and enjoy the seamless connection to the outdoors that

walkout living provides. Located in Wedderburn, Okotoks, this home offers access to pathways, parks, and nearby amenities, with convenient access to Calgary. This is a rare opportunity to own a move-in ready walkout bungalow with elevated finishes, functional design, and exceptional living space.