

# \$749,900 - 22 Emerson Crescent, Okotoks

MLS® #A2258763

**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,299 sqft

Residential on 0.11 Acres

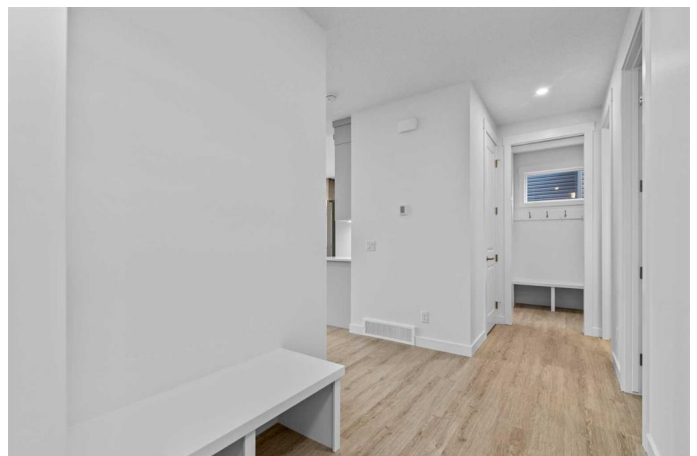
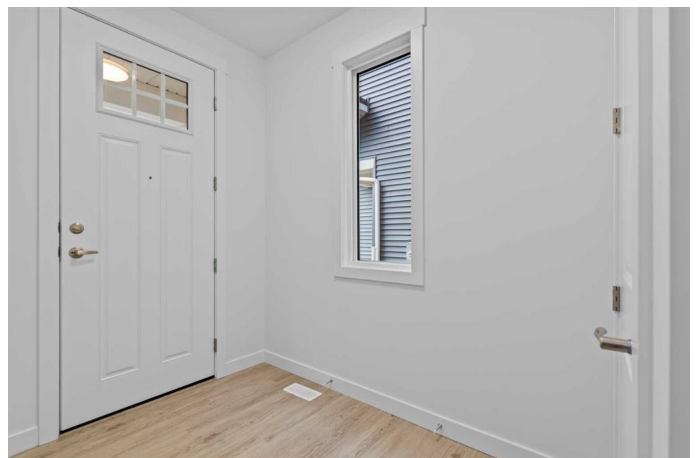
Wedderburn, Okotoks, Alberta

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.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258763  |
| Price          | \$749,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,299     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 Emerson Crescent |
| Subdivision | Wedderburn          |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 5W7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                          |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Electric                                                                                                            |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Exterior Entry, Unfinished                                                                                    |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 44                   |
| Zoning         | TN                   |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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