

# \$859,900 - 49 Emerson Crescent, Okotoks

MLS® #A2203306

**\$859,900**

3 Bedroom, 3.00 Bathroom, 2,310 sqft  
Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

OPEN HOUSE SUNDAY APRIL 6TH - 12:00PM-2:00PM !! Do you dream of serene? Join us in Wedderburn where you will be greeted with a picture-esque mountain view you can wake-up to in your primary retreat. Enjoy the luxury that this new build home has to offer, with upgrades and additional features that will make you feel like you are on vacation. On entry, you will find yourself a perfect office/playspace, as well as a main floor 2-piece bathroom. Further into the home you will enter the bright and modernly designed main floor with an open concept kitchen, living and dining space. Off the dining room is a spacious deck, allowing you to be captivated by the breath-taking mountain views. Upstairs features luxurious primary bedroom with a 6-piece bathroom and large walk-in closet that is ready to make your own. A cozy family room welcomes some separation to the upstairs laundry room, 3-piece bathroom, and two generously sized bedrooms which are both complete with walk-in closets. The walk-out basement is ready for the new owner to make their own - whether that is extra space for family, or creating a rental opportunity. This home backs onto a lovely pond, with plenty of space from the homes behind you. And did we mention the mountain views?! The view from the deck and primary bedroom to the mountains is sure to catch your attention, and even better - they will remain un-obstructed thanks to the location of this home relative to D'Arcy Ranch



Golf Club. You will be minutes away from local schools, and D'Arcy Crossing which has loads of amenities, and being on the North edge of town allows you an easy commute out of town should you be travelling. So instead of continuing to read about how beautiful this house is, why not book a showing with your favorite realtor and come see what all the fuss is about! \*\*Shelving to be installed in primary/pantry prior to possession by sellers\*\*

Built in 2023

### Essential Information

MLS® #	A2203306
Price	\$859,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,310
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	49 Emerson Crescent
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S5W7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2  
Waterfront Pond

### Interior

Interior Features Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Bidet  
Appliances Built-In Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Convection Oven, Water Softener  
Heating Fireplace(s), Forced Air  
Cooling Central Air, Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room, Tile  
Has Basement Yes  
Basement Full, Unfinished, Walk-Out, Exterior Entry

### Exterior

Exterior Features BBQ gas line, Other  
Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Other, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025  
Days on Market 14  
Zoning TN

### Listing Details

Listing Office CIR Realty

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