

**22 Emerson Crescent**  
**Okotoks, Alberta**

**MLS # A2258763**



**\$749,900**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <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>   | Full, Separate/Exterior Entry, 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.