



THE
A-TEAM

**RE/MAX
FIRST**

8 EMERSON Crescent, Okotoks T1S5S3

MLS®#: **A2094261**

Area: **Wedderburn**

Listing Date: **11/20/23**

List Price: **\$1,099,900**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2023**

Lot Information

Lot Sz Ar: **6,717 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,341**

Low Sqft:

Ttl Sqft: **3,341**

DOM

181

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Carpet, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer

Int Feat:

Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Office	Main	11`4" x 10`1"
5pc Bathroom	Second	11`5" x 5`6"	5pc Ensuite bath	Second	16`7" x 12`6"
Bedroom	Second	11`6" x 11`2"	Bedroom	Second	15`11" x 11`4"
Bedroom	Second	15`11" x 10`11"	Bedroom - Primary	Second	16`0" x 15`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1

2310775

Remarks

Pub Rmks:

Attention Investors! This is a Prominent Homes Show home that is available for Sale and a two year Leaseback with great rental income! Do not miss your opportunity to invest in this home with Prominent Homes renting it back for you and then available for possession in 2025! This 3340 square feet Stunning home with a 3-car garage, an executive kitchen with Two Islands, quartz countertops, and a walk-thru pantry. Busy households will love the huge back mudroom, front foyer, home office/flex space, powder room, and large Living room. Upstairs we find a primary bedroom with a spa-like ensuite and large walk-in closet, 3 additional bedrooms, 2 bathrooms, and upper laundry—an ideal home for growing families. Call to book your private viewing today!

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





