



THE
A-TEAM

**RE/MAX
FIRST**

7 EMERSON Crescent, Okotoks T1S5W5

MLS® #: **A2174435**

Area: **Wedderburn**

Listing Date: **10/21/24**

List Price: **\$846,750**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,432**

Low Sqft:

Ttl Sqft: **2,432**

Lot Information

Lot Sz Ar: **3,982 sqft**

Lot Shape:

DOM

31

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	13`0" x 13`0"
Dining Room	Main	13`0" x 9`7"	Kitchen	Main	14`6" x 8`6"
Flex Space	Main	9`10" x 9`6"	Bedroom - Primary	Upper	15`2" x 13`3"
Bedroom	Upper	10`4" x 9`6"	Bedroom	Upper	11`11" x 10`4"

Bedroom Laundry	Upper Upper	11`0" x 10`5" 8`9" x 5`8"	Bonus Room	Upper	14`7" x 13`3"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: TBD				
Legal Desc:	2310775		Remarks		
Pub Rmks: Introducing the Damon by Sterling Homes! This stunning 2388 sq. ft. home offers 4 bedrooms, 2.5 bathrooms, and a 2 car garage. The main floor features an executive kitchen with built-in stainless steel appliances, a chimney hood fan, builtin microwave, quartz countertops, and a walk-in pantry. The spacious flex room comes with charming barn doors, while the great room boasts a cozy gas fireplace with a floor-to-ceiling tile face. Luxury Vinyl Plank flooring extends throughout the main floor for durability and style. Upstairs, enjoy the vaulted ceiling in the bonus room and a luxurious 5-piece ensuite in the primary bedroom, complete with dual sinks, a soaker tub, a walk-in shower with tiled walls and base, and a sleek sliding glass barn door. Additional highlights include paint-grade railing with iron spindles, tiled floors in the bathrooms, and a 12'x12 rear deck with a gas line for BBQs. The walk-out basement opens onto a pump track, perfect for outdoor fun. Photos are representative.					
Inclusions:	N/A				
Property Listed By:	Bode Platform Inc.				

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











