



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** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,432**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,982 sqft** Ttl Sqft: **2,432**
 Lot Shape:

DOM

70
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/Bsm: **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

Room	Level	Dimensions	Room	Level	Dimensions
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	Upper	11`0" x 10`5"	Bonus Room	Upper	14`7" x 13`3"
Laundry	Upper	8`9" x 5`8"	Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		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











