



THE
A-TEAM

**RE/MAX
FIRST**

78 EMERSON Crescent, Okotoks T1S3M9

MLS® #: **A2197423** Area: **Wedderburn** Listing Date: **02/26/25** List Price: **\$912,140**
 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: **2025** Abv Sqft: **2,171**
Lot Information Low Sqft:
 Lot Sz Ar: **5,078 sqft** Ttl Sqft: **2,171**
 Lot Shape:

DOM

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Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	10`0" x 8`0"
Kitchen	Main	12`2" x 10`10"	Dining Room	Main	12`8" x 8`1"
Bedroom - Primary	Upper	13`11" x 12`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bonus Room	Upper	14`1" x 11`2"	Bedroom	Upper	9`7" x 11`7"
Bedroom	Upper	13`0" x 10`4"	4pc Bathroom	Upper	0`0" x 0`0"
Family Room	Main	12`3" x 13`9"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

TBD

Remarks

Pub Rmks:

Welcome to this stunning three-bedroom home, where elegance meets functionality in perfect harmony. The home boasts an airy and spacious feel, with abundant natural light flooding every room. The main floor is highlighted by a large, versatile flex room, ideal for a home office, playroom, or cozy retreat, catering to your unique needs. A chef's dream, the bright and open kitchen is thoughtfully designed. Perfect for both everyday living and entertaining, this kitchen combines style with practical storage solutions. Every corner of this home has been meticulously designed to offer both beauty and practicality, creating a space that's as functional as it is visually striking. With its blend of thoughtful layout, premium finishes, and ample space, this home is truly a perfect fit for those looking to enjoy modern living at its best. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode

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