



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 EMERSON Crescent, Okotoks T1S3M9**

MLS@#: **A2197432**      Area: **Wedderburn**      Listing Date: **02/27/25**      List Price: **\$803,500**  
 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: **2,100**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,905 sqft**      Ttl Sqft: **2,100**  
 Lot Shape:

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board, Wood Frame**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
                                          Water Source:  
                                          Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Stove, Freezer, Microwave, Refrigerator, Washer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Flex Space</b>	<b>Main</b>	<b>11`1" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 8`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 14`3"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`1" x 11`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 12`0"</b>

**Bedroom  
Mud Room**

**Upper  
Main**

**12`1" x 10`3"  
6`7" x 8`3"**

**4pc Bathroom**

**Upper**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**TBD**

Zoning:

**R-G**

Remarks

Pub Rmks:

**This stunning two-story home by Prominent Homes is designed for modern living, featuring three spacious bedrooms and 2.5 baths. Situated on a desirable walk-out corner lot, this home boasts an open-concept main floor with a bright and airy great room open to above, a versatile flex room, and a stylish kitchen with a large island perfect for entertaining. The upper floor offers a generous bonus room, a convenient laundry room, and two additional bedrooms. The luxurious primary bedroom includes a walk-in closet and a spa-like five-piece ensuite with direct access to the laundry room. Completing this home is a double attached garage, providing both convenience and curb appeal. 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**