

# \$869,900 - 53 Emerson Crescent, Okotoks

MLS® #A2214563

**\$869,900**

3 Bedroom, 3.00 Bathroom, 1,239 sqft

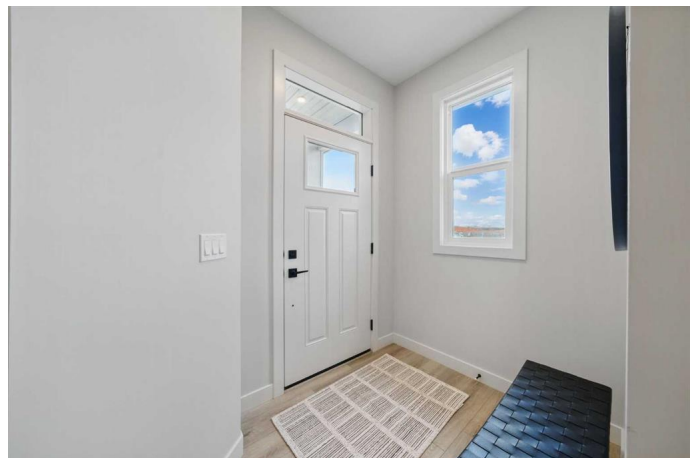
Residential on 0.09 Acres

Wedderburn, Okotoks, Alberta

Discover the perfect blend of luxury and comfort in this beautifully finished, just one year old, WALKOUT BUNGALOW, ideally situated in the desirable, family-friendly community of Wedderburn. Featuring 2373 sq ft of beautifully designed living space this home offers 3 bedrooms, Office and 2.5 bathrooms and it's backs directly onto SCENIC PATHWAYS and boasts a SOUTH-FACING backyard with breathtaking VIEWS of the POND and MOUNTAINS! Unlike older homes, this nearly new property still carries full Alberta New Home Warranty coverage"providing peace of mind for years to come. It's built to higher energy efficiency standards, helping you save on utility bills! Designed with an open-concept layout, the main floor offers VAULTED ceilings, UPGRADED lighting, and a dedicated OFFICE space, ideal for working from home. At the heart of the home is a chef's kitchen with QUARTZ countertops, HIGH-END appliances, INDUCTION stove, a corner pantry and a seamless flow into the bright, inviting living area, complete with a ceiling-height tiled electric FIREPLACE.

Spend your mornings waking up in the spacious primary bedroom which offers a stunning view of the mountains. The luxurious ensuite is complete with a walk-in, floor to ceiling, tile GLASS SHOWER and soaker tub.

The fully finished very bright WALKOUT



basement provides two additional bedrooms, a full bathroom, and a large recreation areaâ€”perfect for entertaining, kids, or overnight guests.

Enjoy year-round outdoor living with a covered, low-maintenance Dura Deck (featuring a gas line for BBQ) and a concrete patio below.

This home has been meticulously maintained and is perfect for someone looking to move in and enjoy.

Complete with all the bells and whistles including water softener, the whole house water filtration, Radon mitigation system and an immense amounts of upgrades throughout.

Conveniently located within walking distance to PARKS, SHOPPING and RESTAURANTS, this home is a rare find that truly has it all!

Built in 2024

**Essential Information**

MLS® #	A2214563
Price	\$869,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,239
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	53 Emerson Crescent
Subdivision	Wedderburn
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 5w7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	41
Zoning	TN

### **Listing Details**

Listing Office	eXp Realty
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