

# \$805,000 - 86 Emerson Crescent, Okotoks

MLS® #A2222767

**\$805,000**

4 Bedroom, 3.00 Bathroom, 2,172 sqft  
Residential on 0.01 Acres

Wedderburn, Okotoks, Alberta

Welcome to the sought after community of Wedderburn! The Brand new home built by Prominent Homes is a two-story with 4 Bedrooms plus a Den and 2 and half Bathrooms! The Main Floor is Open concept and features a office/den which is perfect for working from home plus Chic Kitchen with a Gas cooktop, Built-in Oven and Microwave and panty. There is also a nice size nook and great room and huge deck. The upper floor has 4 Bedrooms including a primary bedroom with a beautiful ensuite and walk-in closet. There is also a large 5-piece second Bathroom, laundry room plus a Bonus room. There is a Walk-out basement has a Separate Entrance and is ready for our personal touch. Possession will be in the September 2025. Call to book your private showing today!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222767  |
| Price          | \$805,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,172     |
| Acres          | 0.01      |
| Year Built     | 2025      |



WEDDERBURN, OKOTOKS



**THE MAVERICK II**  
4 Bedrooms  
2.5 Bathroom  
Central Island Kitchen

**MOVE-IN READY!**  
**\$860,000**  
NOV 2025 POSSESSION



86 Emerson Crescent  
2,187sq. ft.

This single-family home is designed for modern families who value space, versatility, and style- offering comfort for everyday living and flexibility for evolving needs.

- 5-Piece Ensuite
- Main Floor Flexroom
- Upper Floor Laundry
- Bonus Room
- Home Office
- Walk-In Pantry
- Mudroom
- Back Deck
- Double Attached Garage

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Showhome Address: 8  
Emerson Cres Okotoks



QUARTZ KITCHEN COUNTER TOPS

PREMIUM LUXURY VINYL PLANK

MAIN WALL PAINT COLOUR

KITCHEN TILE BACKSPASH

BATHROOM COUNTER TOPS

BATHROOM FAUCETS & COUNTERTOP

FLOOR TILE



VIRTUAL COLOUR BOARD  
86 EMERSON CRESCENT

COLOUR SCHEME - HARMONY

PLEASE NOTE: REPRESENTATION ONLY. SPECIFIC MATERIALS MAY VARY BASED ON AVAILABILITY.

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 86 Emerson Crescent |
| Subdivision | Wedderburn          |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S3M9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 20th, 2025 |
|-------------|----------------|

Days on Market     54  
Zoning                R-G

**Listing Details**

Listing Office        eXp Realty

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