

71 Emerson Crescent Okotoks, Alberta

MLS # A2284341



\$835,827

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| Division: | Wedderburn | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,462 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Stall | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features. Built to 2025 specifications, this home features an open-to-below layout, extra windows throughout, and an electric fireplace with maple floating shelves. The executive kitchen offers built-in stainless steel appliances, a built-in chimney hoodfan, gas cooktop, under-cabinet lighting, pendant lighting, waste-bin pull-out, and a walk-through pantry. Enjoy a rear deck with glass railing and BBQ gas line, a main floor flex room with double doors, and a mudroom with flip-top bench, coat racks, and cubbies. Upstairs features a vaulted bonus room and a primary bedroom with wall detail, a 5-piece ensuite with freestanding tub, fully tiled shower with two glass walls, heated floors, and a bank of drawers, plus tiled flooring in upper baths and laundry. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.