

## \$599,900 - 452 Kananaskis Close, Devon

MLS® #E4443712

**\$599,900**

4 Bedroom, 3.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this feature-packed home tucked into a quiet cul-de-sac and backing onto the paved trail system. This 4 bed, 3.5 bath home offers a triple garage (side-by-side double plus tandem), walkout basement with in-law suite, 2 decks, 4 gas fireplaces, solar panels, A/C, sprinkler system and more! The main floor includes a large front office, a spacious kitchen overlooking the deck, a dining area, and a cozy living room with gas fireplace. Also a convenient walk thru pantry from the garage to the kitchen. Upstairs you'll find a bonus room with fireplace and a massive primary bedroom with private balcony, gas fireplace, walk-in closet, dual sinks, jacuzzi tub, and separate shower. The fully finished walkout basement features a second kitchen, living room with fireplace, bedroom, 3-piece bath, den, and separate entrance. Extras include an 18-panel 8.1kW Polaron solar system, hot water on demand, and a large garage with a workshop and tons of storage. A rare opportunity in a prime location.

Built in 1998

### Essential Information

MLS® # E4443712

Price \$599,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,041                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 452 Kananaskis Close |
| Area        | Devon                |
| Subdivision | Devon                |
| City        | Devon                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9G 2C5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Hot Water Tankless, Walkout Basement, Solar Equipment |
| Parking Spaces | 6  |
| Parking        | Over Sized, Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided, Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 92         |

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Listing information last updated on June 29th, 2025 at 5:47am MDT