

## \$574,900 - 452 Kananaskis Close, Devon

MLS® #E4443712

**\$574,900**

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 \$574,900

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	18
Zoning	Zone 92

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