

\$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	27
Zoning	Zone 92

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