

Courtesy Of Christine Tetreault Of One Percent Realty

## \$559,900 - 440 Kananaskis Close, Devon

MLS® #E4442391

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

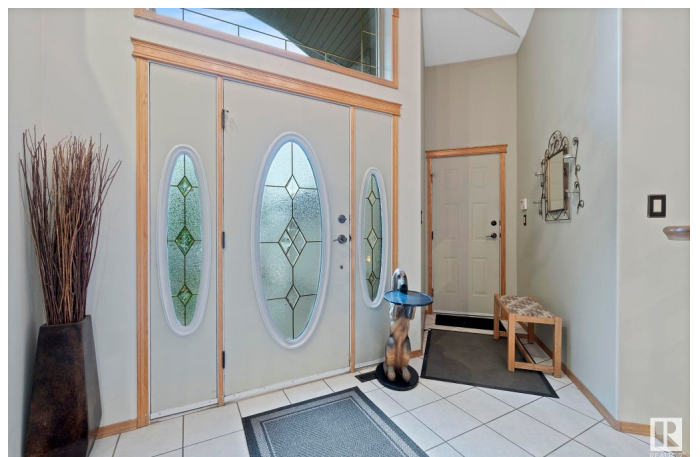
RARE! WALKOUT hillside bungalow on a cul de sac! Pride of ownership shines throughout this elegant, beautifully maintained bungalow—offered by only the second owners. Designed with comfort & function in mind, this 4 bedroom, 3 bathroom home features vaulted ceilings and an open-concept layout. The kitchen gleams with upgraded countertops, a striking mosaic marble backsplash & a convenient pot filler above the stove - ideal for home chefs. Cozy up by the fireplace on either level, and enjoy expansive views from the large main floor deck. The fully developed walkout basement adds exceptional living space & versatility, and the oversized garage with two 12' doors is perfect for larger vehicles or extra storage. Additional highlights include a 60-gallon hot water tank & tasteful finishes throughout. This home truly feels like home—elegant, functional, and full of character. The generous yard is a canvas for outdoor living, with versatile space perfect for both lively gatherings or peaceful solitude. A gem!

Built in 1999

### Essential Information

MLS® # E4442391

Price \$559,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,453
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	440 Kananaskis Close
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2C5

### Amenities

Amenities	Closet Organizers, Deck, Fire Pit, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Oak Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Hillside, Landscaped, Schools, Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 92

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Listing information last updated on June 15th, 2025 at 9:47pm MDT