

Courtesy Of Tyler J Ellis Of Real Broker

# \$649,900 - 768 Astoria Way, Devon

MLS® #E4435612

**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,236 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to your dream home in the peaceful Devon Ravines! This beautifully designed new build offers the perfect blend of modern luxury and natural serenity. Backing directly onto the ravine and green space for ultimate privacy and views of nature. Step inside to discover a bright and spacious main floor featuring a dedicated office for remote work or a quiet study. The kitchen is functional and stylish, with a walkthrough pantry for easy access and storage. It flows seamlessly to the dining area and open to below living room, complete with a fireplace and oversized windows that provide ample natural light. Upstairs, youâ€™™ll find three generous bedrooms, including a large primary suite with a spa like ensuite featuring a jacuzzi tub, separate shower, and a walk in closet. The bonus room offers extra space for a playroom or media room, and the convenient upstairs laundry makes chores a breeze. This home is perfect for anyone seeking peaceful luxury living!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435612  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,236                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 768 Astoria Way |
| Area        | Devon           |
| Subdivision | Devon           |
| City        | Devon           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9G 0M7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Closet Organizers      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

Date Listed May 9th, 2025

Days on Market 85

Zoning Zone 92

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT