

# \$489,500 - 40554 Calle Balderas, Indio

MLS® #219137254DA

---

## \$489,500

2 Bedroom, 2.00 Bathroom, 1,763 sqft  
Residential on 0 Acres

Sun City Shadow Hills (30921), Indio,

Highly motivated and a great price for this beautiful home with an exceptional grounds. Experience the perfect blend of gracious resort-style living, privacy and lovely outdoor areas in a home designed for comfort and ease. Discover refined comfort and privacy in this beautifully appointed 2-bedroom plus office/den pride-of-ownership home. The open Great Room floor plan creates an easy flow between living, dining, and entertaining spaces, filled with natural light and tasteful design details. The primary suite is a peaceful retreat with a spacious walk-in closet featuring custom built-ins and access to the serene backyard with the large covered patio.. The expansive outdoor area is beautifully landscaped, with multiple private seating areas & meandering flagstone pathways ideal for entertaining or quiet relaxation. You'll also find a dramatic fire-n-ice firepit and a soothing water feature . Additional highlights include newer AC, newer stainless steel kitchen, newer 50 gal hot water heater, chandeliers, beautiful beveled glass door, a garage with epoxy floors, quality finishes and tasteful decor. A cement pathway from the front to the backyard was added for ease of access. This home is ready for your enjoyment. Residents of this gated, over 55 community enjoy country club amenities, including golf, tennis, pickleball, bocce ball fitness centers, swimming pools, and over 50 social clubs--all within a secure and beautifully maintained setting.



Built in 2006

## Essential Information

MLS® #	219137254DA
Price	\$489,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,763
Acres	0.20
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joan Macpherson
Listing Office	Bennion Deville Homes

## Community Information

Address	40554 Calle Balderas
Area	309 - Indio North of East Valley
Subdivision	Sun City Shadow Hills (30921)
City	Indio
County	Riverside
Zip Code	92201

## Amenities

Amenities	Billiard Room, Bocce Court, Clubhouse, Controlled Access, Fitness Center, Game Room, Golf Course, Lake or Pond, Maintenance Grounds, Meeting/Banquet/Party Room, Meeting Room, Other Courts, Tennis Court(s)
Utilities	Cable Available
Parking Spaces	4
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener
View	Peek-A-Boo
Has Pool	Yes
Pool	Community, In Ground
Security	Gated Community, 24 Hour Security

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Sprinklers Timer, Sprinkler System
Windows	Shutters
Roof	Tile
Construction	Stucco

### **Interior**

Interior	Carpet, Tile
Interior Features	Breakfast Bar, High Ceilings, Separate/Formal Dining Room, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Range, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	October 18th, 2025
Days on Market	158
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 23rd, 2026 at 9:59pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.