

# **\$2,049,000 - 22520 Ballinger Street, Chatsworth**

MLS® #25508723

**\$2,049,000**

6 Bedroom, 4.00 Bathroom, 4,171 sqft

Residential on 0 Acres

N/A, Chatsworth,

Stunning Custom-Built and impeccably designed Home in Chatsworth with Resort-Style amenities and incredible privacy. Welcome to your dream home! This immaculate, single-story residence spans 4,171 square feet and offers 6 spacious bedrooms and 4 luxurious bathrooms, perfect for comfortable living and entertaining. Nestled in a highly sought-after community of Chatsworth, this custom-built beauty is a rare find, offering an ideal blend of elegance, modern convenience, and serene outdoor living. Step inside to discover a meticulously maintained interior with an open floor plan that flows seamlessly from room to room. The home is wired for surround sound, creating the perfect ambiance for movie nights or entertaining guests. The kitchen is a chef's dream, featuring high-end Thermador appliances, ample storage, and a large island that serves as the heart of the home. Each of the bedrooms offers comfort and privacy, while the bathrooms are designed with spa-like finishes for a touch of luxury and impressive walk in showers. Once outside, you'll find your own private oasis sitting on north of .4 beautifully designed acres. The beautifully landscaped yard features a sparkling pool, perfect for cooling off on hot summer days, and plenty of space for outdoor entertaining. The new utility shed provides additional storage, keeping your home clutter-free. Serene covered dining terrace is the perfect place to host and enjoy al fresco dining right



off the chefs kitchen. Take in magical views and stunning sunsets from the property lines with a special terrace surrounded with mature vegetation. This home is equipped with modern amenities, including a fully paid-off solar system and generator, ensuring peace of mind and energy efficiency. The garage conversion, completed in 2020 with full permits, adds even more functional space with soaring ceilings, perfect for a home office, media room, gym, or guest suite. Additional guest suite recently built boasting 2 bedrooms and kitchenette with its own private access! Large 2 car garage with room for plenty of additional storage and impressive full laundry room as well! Security is top-notch, with an ADT alarm system and Ring cameras installed for your peace of mind. This turn-key property is truly move-in ready, offering a perfect blend of luxury, comfort, and convenience. Don't miss the opportunity to make this exceptional Chatsworth home your own!

Built in 1979

## Essential Information

MLS® #	25508723
Price	\$2,049,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,171
Acres	0.41
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Deanna D'egidio
Listing Office	Harcourts Plus

## Community Information

Address	22520 Ballinger Street
Area	CHT - Chatsworth
Subdivision	N/A
City	Chatsworth
County	Los Angeles
Zip Code	91311

## Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	Hills, Mountain(s)
Has Pool	Yes
Pool	Heated, In Ground, Solar Heat

## Interior

Interior	Wood
Interior Features	Loft, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 8th, 2025
Days on Market	27
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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