

\$2,069,000 - 23040 Blue Bird Drive, Calabasas

MLS® #25555195

\$2,069,000

4 Bedroom, 4.00 Bathroom, 3,545 sqft
Residential on 0 Acres

N/A, Calabasas,

A river runs through it - literally. Welcome to 23040 Blue Bird Drive, a one-of-a-kind retreat in one of Calabasas' most beloved and historic neighborhoods: the Bird Streets. This custom-built home is not only one of the newest and largest in the community, but it's also hitting the market for the very first time, offered by its original owners who have lovingly maintained and thoughtfully updated the property over time. Set on a generous corner lot - larger than most in the Bird Streets - and wrapped on three sides by Belgard pavers and custom hardscaping, the home offers two separate backyard zones, stunning neighbor separation, and a rare feeling of expansiveness. Mature coastal oaks and gorgeous Japanese maples create an organic canopy over the grounds, and a creek running through the backyard adds a truly magical, storybook quality to the setting. With its high ceilings throughout, open floor plan, and walls of windows framing treetop views, the home evokes the feeling of a modern treehouse - quietly tucked away yet just minutes from everything Calabasas has to offer. Whether you're sipping coffee on the deck or crossing the private bridge to your personal backyard "island," every space in this home invites a slower pace and intentional living. Inside, the layout is both elegant and functional. A formal dining room sits off the airy entryway, while a formal living room with walk-in closet and adjacent full bath offers EASY CONVERSION TO A FOURTH BEDROOM or flexible guest



space. The expansive family room centers around a cozy fireplace and opens directly to the rear deck - ideal for effortless indoor-outdoor entertaining. The adjacent kitchen is light-filled and welcoming, with a granite island and prep sink, charming bay window, casual dining area, and a butler's pantry with second sink - perfect for everyday function or holiday hosting. Upstairs, the primary suite feels like a private wooded retreat, with a peaceful balcony, two walk-in closets, a large attached sitting room with its own fireplace, and an expansive ensuite bath featuring travertine floors, soaking tub, separate vanities/makeup counter, and large picture windows that invite the outdoors in. Two additional bedrooms are spacious and have en-suite baths, while a custom built-in office on the upper landing offers flexibility as a work area, study zone, or relaxing hideaway. The outdoor space is as thoughtful as it is serene. The fully enclosed backyard includes new fencing, a sparkling pool with elevated waterfall spa, manicured lawns, Zen-style seating areas, and abundant landscaping - all designed to blend seamlessly with the natural surroundings. Perfectly situated in a warm, established community, this is your chance to own a rare slice of Calabasas history - a home where scale, privacy, character, and nature converge. If you've been searching for a place that's truly set apart yet deeply connected to the lifestyle you love, 23040 Blue Bird Drive is ready to welcome you home.

Built in 2000

Essential Information

MLS® #	25555195
Price	\$2,069,000
Bedrooms	4
Bathrooms	4.00

Full Baths	4
Square Footage	3,545
Acres	0.26
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Melissa Improta
Listing Office	eXp Realty of Greater Los Angeles

Community Information

Address	23040 Blue Bird Drive
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

Amenities

Parking Spaces	5
Parking	Door-Multi, Direct Access, Garage, Garage Door Opener, Guest, Paved
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Garage Door Opener, Guest, Paved
View	Trees/Woods
Has Pool	Yes
Pool	In Ground, Private, Permits, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Lawn
Roof	Composition, Shingle

Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Attic, Walk-In Closet(s)
Appliances	Double Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Las Virgenes
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Additional Information

Date Listed	June 25th, 2025
Days on Market	67
Zoning	LCA11*
Short Sale	N
RE / Bank Owned	N

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