

# \$497,000 - 17969 Lost Canyon Road # 75, Canyon Country

MLS® #25612019

**\$497,000**

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 1 Acres

N/A, Canyon Country,

Welcome to Heather Ridge Community's hidden gem! This beautifully maintained end-unit condo is tucked inside the highly sought-after Heather Ridge Luxury Condominiums, where comfort, convenience, and resort-style living come together seamlessly. This charming 2-bedroom, 2-bathroom home sits above its own private 1-car garage equipped with an EV charger, and includes an additional assigned parking space - a RARE & VALUABLE feature in this community. Inside, enjoy a bright and open floor plan with recessed lighting, a cozy fireplace, and tasteful laminate wood-like flooring throughout. The beautiful kitchen features stainless appliances, ample cabinetry, and in-unit laundry in the hallway to make everyday living easy and efficient. Step outside to your private balcony, perfect for morning coffee or evening relaxation, with peaceful views of the community and mountains surrounding this quiet end unit. You'll be amazed by the tranquility once you're home - it truly feels like your own private retreat. The Heather Ridge community offers resort-style amenities, including a sparkling pool, soothing spa, BBQ area, and tennis and basketball courts, all within a secure, gated community. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this home offers the perfect blend of luxury, lifestyle, and affordability all in one of Santa Clarita's most desirable neighborhoods. Don't miss this rare opportunity - your new chapter at



Heather Ridge awaits!

Built in 2004

## Essential Information

MLS® #	25612019
Price	\$497,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.72
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Justin Marlang
Listing Office	Equity Union

## Community Information

Address	17969 Lost Canyon Road # 75
Area	CAN3 - Canyon Country 3
Subdivision	N/A
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Amenities	Controlled Access, Sport Court, Outdoor Cooking Area, Pool, Security, Tennis Court(s), Paddle Tennis, Spa/Hot Tub, Trash
Parking Spaces	2
Parking	Garage, Garage Door Opener, One Space, Assigned, Controlled Entrance, Covered, Door-Single, Guest, Private
# of Garages	1
Garages	Garage, Garage Door Opener, One Space, Assigned, Controlled Entrance, Covered, Door-Single, Guest, Private
View	Mountain(s)
Has Pool	Yes

Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Key Card Entry

## Exterior

Exterior	Stucco
Windows	Double Pane Windows, Shutters
Roof	Tile
Construction	Stucco

## Interior

Interior	Laminate
Interior Features	Balcony, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Breakfast Bar
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Range
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Electric
# of Stories	2
Stories	One

## Additional Information

Date Listed	October 29th, 2025
Days on Market	13
Zoning	SCSP
Short Sale	N
RE / Bank Owned	N

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