

\$1,399,000 - 8950 Balboa Road, Atascadero

MLS® #NS25174306

\$1,399,000

6 Bedroom, 4.00 Bathroom, 3,435 sqft
Residential on 2 Acres

ATNorthwest(20), Atascadero,

Income-Producing Multi-Use Ranch Retreat with Guest House, Equestrian Amenities & More! Welcome to your dream homestead—a truly one-of-a-kind, income-producing property that offers the perfect blend of country charm, modern luxury, and multi-functional use. The beautifully recently updated main home boasts 2,571 SF of thoughtfully designed living space, featuring 4 beds, 3 baths, and 2 offices. The open-concept kitchen, dining, and family area is an entertainer's dream, anchored by a gourmet kitchen with granite countertops, a spacious island, high-end Dacor 6-burner range, a custom hammered stainless steel exhaust hood and a walk-in pantry. The luxurious primary suite includes a large walk-in closet and a spa-like bathroom with a barrel-ceiling walk-in shower, dual shower heads, and built-in benches. The Guest House is perfect for rental income or extended family (currently is a licensed STR). The charming 864 SF, 2-bed, 1-bath guest house features a full kitchen and a spacious wrap-around deck—ideal for relaxing and enjoying the views of the surrounding property. Outside, the property transforms into a private retreat designed for both enjoyment & functionality. A stunning 19' dual-zone swim spa with lights & fountains is the centerpiece of the backyard, surrounded by an expansive view deck that overlooks the hills. Nearby, you'll find a Pinterest-worthy greenhouse & flourishing garden, as well as a custom-designed chicken coop. The two-stall barn is well-equipped with



a feed room, tack room, goat house & a convenient horse wash station. For projects or storage, there's a 20x30 workshop with three roll-up doors. The property also includes dedicated RV parking with full hookups, making it easy to host guests or travel at a moment's notice. The property is fully fenced and cross-fenced with durable oil pipe and no-climb fencing. It's ideally set up for equestrian use, hobby farming, and FFA/4-H activities. The grounds are peaceful and productive, with an impressive array of mature fruit and nut trees—including 9 producing olive trees, apples, peaches, pears, cherries, apricots, persimmons, almonds, walnuts, avocados and a Meyer lemon—along with established grapes, raspberries, blackberries, and more. The landscaping is tranquil and thoughtfully planned, making your own backyard feel like a vacation destination. This extraordinary property offers endless potential for income, recreation, and self-sufficiency—all in one beautifully maintained package.

Built in 1981

Essential Information

MLS® #	NS25174306
Price	\$1,399,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,435
Acres	2.43
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Denise McGrew

Listing Office Denise McGrew, Broker

Community Information

Address 8950 Balboa Road
Area ATSC - Atascadero
Subdivision ATNorthwest(20)
City Atascadero
County San Luis Obispo
Zip Code 93422

Amenities

Utilities Electricity Connected, Water Connected, Natural Gas Connected
Parking Concrete, Driveway, RV Access/Parking, RV Hook-Ups
Garages Concrete, Driveway, RV Access/Parking, RV Hook-Ups
View Canyon, Hills, Mountain(s), Pasture
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features Rain Gutters
Lot Description TwoToFiveUnitsAcre, Corner Lot, Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Horse Property, Landscaped, Lot Over 40000 Sqft, Pasture
Windows Blinds
Roof Tile
Foundation Raised, Slab

Interior

Interior Tile, Carpet, Vinyl
Interior Features Tile Counters, Bar, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Main Level Primary, Pantry, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s), Walk-In Pantry, Workshop
Appliances Dishwasher, Disposal, Convection Oven, Gas Cooktop, Range Hood, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Water Softener, Water To Refrigerator
Heating Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Blower Fan, Family Room, Gas, Raised Hearth
of Stories 1

Stories One

School Information

District Atascadero Unified

Additional Information

Date Listed August 2nd, 2025

Days on Market 4

Zoning RS

Short Sale N

RE / Bank Owned N

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