

# \$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 momentâ€™s notice. The property is fully fenced and cross-fenced with durable oil pipe and no-climb fencing. Itâ€™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 treesâ€”including 9 producing olive trees, apples, peaches, pears, cherries, apricots, persimmons, almonds, walnuts, avocados and a Meyer lemonâ€”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-sufficiencyâ€”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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