

\$929,000 - 87 Calle De Felicidad, Rancho Santa Margarita

MLS® #OC25245949

\$929,000

3 Bedroom, 3.00 Bathroom, 1,160 sqft
Residential on 0 Acres

N/A, Rancho Santa Margarita,

Welcome Home to 87 Calle De Felicidad â€“ Heart of Rancho Santa Margarita Living! Perfectly positioned in one of Rancho Santa Margaritaâ€™s most sought-after neighborhoods, this beautifully updated detached home in Los Abanicos offers the charm of a single-family residence with the ease of low-maintenance living.

Nestled on a quiet cul-de-sac, this home features one of the largest backyards in the community, a private retreat ideal for entertaining, complete with a tile patio, artificial turf, vinyl fencing for total privacy.

Step inside to find modern upgrades throughout: vinyl plank flooring, crown molding, recessed lighting, stylish bathroom vanities, and ceiling fans in every room. The inviting family room features a gas fireplace for cozy evenings, while the kitchen boasts granite countertops, stainless steel appliances, and ample space for casual dining. Upstairs, youâ€™ll find three comfortable bedrooms including a spacious primary suite with a remodeled ensuite bath, dual sinks, and a walk-in shower with dual shower heads.

Enjoy year-round comfort with a brand-new HVAC (2025). The garage includes a 240V NEMA 14-50 outlet for EV charging. The benefits of being part of the SAMLARC community offering access to RSMâ€™s iconic Beach Club Lagoon, multiple pools, tennis courts, parks, and scenic trails.

All of this within walking distance to shopping, dining, parks, and the town center, in a city



consistently ranked among #1 California’s
safest cities to live in. This home is move-in
ready, lifestyle-ready, and holiday-ready.
Don’t wait, homes like this don’t last
long in Rancho Santa Margarita.

Built in 1996

Essential Information

MLS® #	OC25245949
Price	\$929,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Erik Westrum
Listing Office	Bullock Russell RE Services

Community Information

Address	87 Calle De Felicidad
Area	R2 - Rancho Santa Margarita Central
Subdivision	N/A
City	Rancho Santa Margarita
County	Orange
Zip Code	92688

Amenities

Amenities	Pool, Barbecue, Outdoor Cooking Area, Playground
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Association, None

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), All Bedrooms Up, Granite Counters
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Saddleback Valley Unified
High	Trabucco Hills

Additional Information

Date Listed	October 22nd, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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