

\$1,399,000 - 11812 Kaman Court, Granada Hills

MLS® #P1-22607

\$1,399,000

4 Bedroom, 3.00 Bathroom, 2,993 sqft
Residential on 1 Acres

N/A, Granada Hills,

Nestled on a cul-de-sac in a highly sought-after Granada Hills neighborhood, this magnificent 4BR, 3BA home is a true gem that has graced the market for the first time in over 30 years. You'll immediately sense the legacy of care and comfort that has been cherished over the years. The home boasts a spacious two-story floor plan, filled with warmth & charm throughout. The first floor features a spacious living room & formal dining room with tons of natural light, vaulted ceilings and arched ways. The spacious kitchen has a cozy breakfast area with tons of natural light and a view looking out to the sparkling pool, plus there is ample cabinetry & counter space. There is also a cozy den with fireplace and adjacent expansive family room area that offers the perfect canvas for your imagination. The 2nd story offers a spacious foyer landing at the top of the stairs and 4 generously sized bedrooms that offer more than just space; the primary bedroom suite offers a serene escape with brick hearth fireplace and an expansive balcony to savor your mornings or sunsets while indulging in views of the hillside landscape. The outdoor space offers a private enclosed yard with a refreshing pool and spa, and patio area, a sanctuary of relaxation and recreation, perfect for al fresco dining and entertaining at its best with mature trees offering privacy and charm. Don't miss the large attached garage with direct access into the home and long driveway that can accommodate multiple cars. Located near



Hillcrest Ranch, Zelzah park, equestrian trails, and minutes to shopping and restaurants in Granada Hills. Don't miss this opportunity to make this your very own.

Built in 1980

Essential Information

MLS® #	P1-22607
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,993
Acres	0.71
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Daniel Portillo
Listing Office	eXp Realty of California, Inc.

Community Information

Address	11812 Kaman Court
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	3
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	Hills
Has Pool	Yes
Pool	In Ground

Exterior

Lot Description Back Yard

Interior

Interior Features Separate/Formal Dining Room, Primary Suite

Appliances Double Oven, Gas Cooktop

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Primary Bedroom, Den

of Stories 2

Stories Two

Additional Information

Date Listed June 5th, 2025

Days on Market 14

Short Sale N

RE / Bank Owned N

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