

# \$865,000 - 2346 Larkspur Drive, Alpine

MLS® #PTP2601305

---

## \$865,000

3 Bedroom, 2.00 Bathroom, 1,736 sqft  
Residential on 0 Acres

N/A, Alpine,

Stunning home with possibly one of the best views in Crown Hills! Perfectly positioned to capture sweeping north-facing mountain vistas, this exceptional home offers unforgettable sunrises and glowing sunset skies from the comfort of your own backyard, as well as the primary bedroom! Freshly painted inside and out, it features an updated kitchen with granite countertops, black stainless steel KitchenAid appliances, gas range, and a cozy dining nook. Vaulted ceilings with beautiful crown molding in the living room and foyer flood the home with natural light, creating an inviting sense of openness and warmth. A versatile den offers flexibility and can easily convert into a fourth bedroom to fit your needs. The spacious primary suite offers a walk-in closet and Roman soaking tub. Upgrades include newer Milgard windows and sliding doors, ceiling fans, and a recently installed HVAC/Furnace with Wi-Fi thermostat. The low-maintenance yard includes a rock garden with drip irrigation, easy turf front yard, slate tile patio, and solar garden lights. Additional features: insulated garage door with Wi-Fi LiftMaster opener, extended driveway (3 cars), loads of garage storage, security screen door, and Blink 6-camera system. Located in the sought-after Crown Hills HOA with pool, spa, tennis, pickleball, clubhouse, fitness center, and nearby greenbelts. This is more than a home—it's a lifestyle defined by views, comfort, and community.



Built in 1997

## Essential Information

MLS® #	PTP2601305
Price	\$865,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,736
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bob Kelly
Listing Office	Berkshire Hathaway HomeService

## Community Information

Address	2346 Larkspur Drive
Area	91901 - Alpine
Subdivision	N/A
City	Alpine
County	San Diego
Zip Code	91901

## Amenities

Amenities	Sport Court, Fitness Center, Maintenance Front Yard, Pickleball, Pool, Spa/Hot Tub, Trash
Parking Spaces	2
# of Garages	2
View	Hills, Mountain(s), Panoramic
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	Back Yard
-----------------	-----------

## Interior

Interior Features	Primary Suite, Walk-In Closet(s)
-------------------	----------------------------------

Heating	Combination
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Alpine Union
----------	--------------

### **Additional Information**

Date Listed	February 16th, 2026
Days on Market	8
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 28th, 2026 at 3:36pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.