

# **\$1,030,000 - 17791 Sweetgum Lane, Canyon Country**

MLS® #SR25053272

**\$1,030,000**

5 Bedroom, 3.00 Bathroom, 3,313 sqft

Residential on 0 Acres

Mayfair@Fair Oaks (MFFO), Canyon Country,

Price Improvement! Fair Oaks Ranch â€“ A Scenic Retreat with Endless Possibilities!

Now offered at an even better value, this spacious 3,313 sq ft home in the highly desirable Fair Oaks Ranch community presents an incredible opportunity to create the lifestyle you've been dreaming of.

Perched on a scenic lot with breathtaking panoramic views, this well-maintained home offers a versatile and open floor plan filled with natural light, elegant dark wood flooring, and soaring ceilings that create a sense of luxury from the moment you step inside.

The main level features a formal living and dining area, a butlerâ€™s pantry/bar, and a beautifully laid-out open-concept kitchen with a large island and granite countertopsâ€”seamlessly connecting to the cozy family room with a fireplace. Whether you're entertaining guests or enjoying quiet evenings in, this space offers warmth, function, and flow.

A spacious downstairs bonus room with a full bath gives you the flexibility to design a private in-law suite, home office, personal gym, or potential Jr. ADUâ€”ideal for guests or rental income.

Upstairs, a large loft area provides additional living space for a game room, media zone, or reading lounge. The primary suite is a peaceful retreat, complete with a spa-style bath featuring dual vanities, a soaking tub, and a glass-enclosed shower. Three more generously sized bedrooms and a convenient



laundry room complete the upper level. While the home is move-in ready, you may wish to add your cosmetic touches over time, making it uniquely yours. Imagine the possibilities of living in this expansive 3,313 sq ft space—designed to grow with you and your lifestyle.

Step outside to a pristine, well-maintained backyard, where breathtaking views and refreshing open-air set the stage for ultimate relaxation, memorable entertaining, or peaceful gardening.

Living in Fair Oaks Ranch (Santa Clarita area) means access to top-notch amenities including a recreation center, clubhouse, Junior Olympic-size pool, spa, playgrounds, BBQ areas, and scenic greenbelts. Plus, you're conveniently close to highly rated schools, shopping, and the 14 freeway—offering the perfect balance of luxury and accessibility.

Don't miss this exceptional opportunity—schedule your private tour today and envision the future you can create here.

Built in 2005

## Essential Information

MLS® #	SR25053272
Price	\$1,030,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,313
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Theresa Distor
Listing Office	Atllas Inc.

## Community Information

Address 17791 Sweetgum Lane  
Area CAN3 - Canyon Country 3  
Subdivision Mayfair@Fair Oaks (MFFO)  
City Canyon Country  
County Los Angeles  
Zip Code 91387

## Amenities

Amenities Clubhouse, Fire Pit, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pool, Pet Restrictions, Spa/Hot Tub, Management  
Parking Spaces 3  
Parking Door-Multi, Garage, Driveway, Garage Door Opener, Garage Faces Front  
# of Garages 3  
Garages Door-Multi, Garage, Driveway, Garage Door Opener, Garage Faces Front  
View City Lights, Panoramic, Valley  
Has Pool Yes  
Pool Community, Association

## Exterior

Lot Description Sprinklers In Front, Greenbelt, Near Park, Rectangular Lot, Sprinklers In Rear, Sprinkler System

## Interior

Interior Wood, Tile  
Interior Features Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Bedroom on Main Level, Loft, Walk-In Closet(s), All Bedrooms Up, Built-in Features, Granite Counters, In-Law Floorplan, Tray Ceiling(s), Wet Bar, Wired for Sound  
Appliances Dishwasher, Disposal, Gas Range, Microwave, Dryer, Washer  
Heating Central, Fireplace(s)  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 2  
Stories Two

## School Information

District William S. Hart Union

## Additional Information

Date Listed	March 11th, 2025
Days on Market	33
Zoning	SCSP
Short Sale	N
RE / Bank Owned	N

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