

# \$1,050,000 - 22476 Cass Avenue, Woodland Hills

MLS® #SR25055532

**\$1,050,000**

3 Bedroom, 2.00 Bathroom, 1,660 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Perfectly positioned in one of the most coveted neighborhoods in Woodland Hills-South, this beautifully remodeled home offers the pinnacle of high-end family living. Spanning 1,660 square feet, every inch of this residence has been thoughtfully designed for effortless flow and abundant natural light. The grand primary suite serves as a true retreat, complemented by two additional spacious bedrooms, elegant lighting, and a recently remodeled gourmet chefâ€™s kitchen featuring premium stainless-steel appliances. Every detail reflects exceptional craftsmanship and pride of ownership, with numerous upgrades throughout. You will enjoy the detached private office and mechanics garage with freshly epoxied floor. Step outside to a serene and private backyard, meticulously designed for both relaxation and entertaining. Whether you're hosting guests or unwinding in your personal oasis, the outdoor space offers unparalleled tranquility and exclusivity. This prime location provides unmatched convenience, just minutes from The Calabasas Commons, The Topanga Village, Gelsonâ€™s, Whole Foods, fine dining, entertainment, parks, and scenic hiking trails. Plus, a short, picturesque drive through Topanga Canyon takes you straight to the beach. A rare opportunity to own a true Woodland Hills gemâ€”donâ€™t miss your chance to make it yours!



Built in 1961

## Essential Information

MLS® #	SR25055532
Price	\$1,050,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,660
Acres	0.24
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Shore
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	22476 Cass Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 13th, 2025
Days on Market	93
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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