

# **\$1,699,000 - 22505 Macfarlane Drive, Woodland Hills**

MLS® #SR25078130

**\$1,699,000**

4 Bedroom, 3.00 Bathroom, 2,366 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Perfectly situated on one of the most coveted streets in Woodland Hills-South, 22505 Macfarlane offers the ultimate in privacy, exclusivity, and high-end family living. This stunning trophy home sits on an expansive 17,234 square foot lot and has spectacular panoramic jetliner views from almost everywhere on the property. The interior is an architectural masterpiece that seamlessly blends mid-century charm with modern amenities. Walls of glass frame showcase breathtaking valley views as far as the eye can see, while the open floor plan, stunning wood beamed ceilings, a recently remodeled gourmet chefâ€™s kitchen, and custom expensive finishes throughout create a happy, bright and inviting atmosphere. The single-level main residence features three spacious bedrooms and three bathrooms, including an oversized primary suite with soaring ceilings, dual walk-in closets, and a spa-like en-suite bathroom. But the magic doesnâ€™t stop there! This exceptional property also includes a luxurious 396 square foot updated ADU with its own entrance and outdoor living area. The grounds are simply magnificent and include a picturesque entertainer's yard, massive swimmers dream pool, pickleball court, romantic sitting areas, sprawling grassy areas, lush landscaping, mature citrus trees, a charming bonus cottage, and spectacular sweeping breathtaking views of the San Fernando Valley. You will find yourself in awe of the epic daily sunsets, ever



present wildlife, and complete serenity enjoyed from the yard. The amenities could not be better with The Calabasas Commons, The Topanga Village, Gelsonâ€™s, Whole Foods, famous restaurants, endless hiking trails, and the 101 freeway just minutes from the front door. Donâ€™t miss this rare opportunity to own a Woodland Hills treasure!

Built in 1955

## **Essential Information**

MLS® #	SR25078130
Price	\$1,699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,366
Acres	0.40
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Shore
Listing Office	Pinnacle Estate Properties, Inc.

## **Community Information**

Address	22505 Macfarlane Drive
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

## **Amenities**

Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access

View	City Lights, Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground, Private, See Remarks

## 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	April 10th, 2025
Days on Market	34
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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