

\$1,379,900 - 7659 Balasiano Avenue, West Hills

MLS® #SR25104123

\$1,379,900

5 Bedroom, 3.00 Bathroom, 2,742 sqft

Residential on 0 Acres

N/A, West Hills,

Welcome to 7659 Balasiano Avenue, part of an exclusive built community of 25 single family homes in West Hills Ca. Located down a long private driveway decorated with flowers and plants is this beautiful two-story house on an expansive rear lot. Built in 2005, this home exudes timeless elegance and modern comfort.

From the moment you venture into this magnificent home, you see the spacious open floor plan featuring a grand foyer and large formal living room boasting picturesque windows, high ceilings, and stunning arches and niches that adorn the entrance. The adjacent formal dining room offers the perfect setting for hosting gatherings. The gourmet kitchen features rich natural wood cabinetry, granite countertops, a large breakfast bar, double ovens, microwave, dishwasher, and a wine chiller—ideal for both everyday living and entertaining. Just down the hall, you™ll find a guest bedroom, full bathroom, laundry room with side-by-side washer and dryer, and direct access to the attached 2-car garage. With multiple fireplaces in the living room, family room and primary bedroom, this home provides warmth and comfort for the entire family.

Upstairs, the luxurious primary suite boasts wood floors, dual walk-in closets, a two-sided fireplace, spa-like travertine bath with soaking tub, separate shower, and dual vanity. Three additional upstairs bedrooms share a full bath with a double sink vanity.



The private backyard offers a generous patio with colorful pavers, a large grassy area, and lush landscapingâ€”a peaceful retreat with room to add an ADU or pool. Possible RV access adds extra flexibility. This is a great location for a family wanting a nice spacious home on a great street. Situated in a highly sought-after school district with top-rated schools and easy access to freeways, shopping, and dining, this home this home blends tranquility and accessibility in one exceptional package. Donâ€™t miss this rare opportunityâ€”this one wonâ€™t last!

Built in 2005

Essential Information

MLS® #	SR25104123
Price	\$1,379,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,742
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Traditional
Status	Closed
Listing Agent	Daniel Drantch
Listing Office	Rodeo Realty

Community Information

Address	7659 Balasiano Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, RV Access/Parking
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, RV Access/Parking
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Garden, Sprinklers In Rear, Sprinklers In Front, Level, Sprinkler System, Street Level, Yard, Flag Lot
Windows	Double Pane Windows
Roof	Spanish Tile, Tile

Interior

Interior	Carpet, Laminate, Stone, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Coffered Ceiling(s), Entrance Foyer
Appliances	Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 21st, 2025
Days on Market	8
Zoning	LARD5

Short Sale N

RE / Bank Owned N

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