

# \$9,400 - 22715 America Way, Calabasas

MLS® #SR25114781

**\$9,400**

5 Bedroom, 3.00 Bathroom, 3,754 sqft

Residential Lease on 0 Acres

N/A, Calabasas,

Spacious 5-Bedroom Home with Pool &

Oversized Den in Prime Calabasas

Cul-de-Sac

Welcome to this beautifully maintained and expansive 5-bedroom residence, nestled in a quiet cul-de-sac in the highly desirable Mulwood neighborhood of Calabasas. Ideally located just minutes from all three award-winning Las Virgenes K-12 schools, this home offers the perfect blend of comfort, space, and convenience for families of all sizes.

The main level features a generous living area, a guest bedroom, and a full bathroom with a shower—ideal for visitors or multi-generational living. Upstairs, you'll find four additional bedrooms including a spacious primary suite with a private en-suite bathroom. An oversized upstairs game room/bonus room provides the perfect space for entertainment, a home office, or a personal gym.

The updated kitchen opens to the backyard, making indoor-outdoor living effortless. Enjoy meals in the formal dining room or host gatherings in the resort-style backyard, complete with a recently resurfaced pool and spa featuring elegant pebble finish, a charming gazebo, and a built-in BBQ—perfect for year-round entertaining. Additional highlights include a 3-car garage, and dual-zone central A/C for efficient climate control on both levels. This is a rare opportunity to lease a spacious home in one of Calabasas' most



sought-after neighborhoods.

Built in 1978

## Essential Information

MLS® #	SR25114781
Price	\$9,400
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	3,754
Acres	0.22
Year Built	1978
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sanaz Aminian
Listing Office	Beverly and Company

## Community Information

Address	22715 America Way
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

## Amenities

Utilities	Gardener, Pool
Parking Spaces	3
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	Hills, Pool
Has Pool	Yes
Pool	In Ground, Private, Pebble

## Exterior

Lot Description      Front Yard, Yard, Garden

## Interior

Interior Features	Breakfast Bar, Breakfast Area
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Las Virgenes
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## Additional Information

Date Listed	August 7th, 2025
Days on Market	3
Zoning	LCR110000*
Short Sale	N
RE / Bank Owned	N

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