

\$1,888,000 - 26905 Rolling Hills Avenue, Canyon Country

MLS® #SR25158108

\$1,888,000

5 Bedroom, 5.00 Bathroom, 5,307 sqft

Residential on 2 Acres

Custom Canyon Country 2 (CCAN2), Canyon Country

Nestled within the exclusive Quail Ranch gated community in Sand Canyon, this Mediterranean-style ranch estate offers a seamless blend of luxury and functionality on a sprawling 2.5-acre property—ideal for those seeking equestrian opportunities.

Meticulously crafted, the home showcases timeless elegance and attention to detail, catering to discerning buyers. Enter through the impressive front doorway to a soaring ceiling and grand staircase that sets the tone for the refined interiors.

The formal step-down living room and secondary lounge, both with fireplaces, provide versatile spaces for relaxation and entertainment. The expansive kitchen features commercial-grade appliances, granite countertops, a massive center island, and a walk-in pantry. A cozy breakfast area adds charm.

The first floor includes a spacious office with a separate client-access doorway, a walk-in laundry room, and an additional bedroom with an en-suite bath. Indoor and outdoor living merge seamlessly, with the backyard serving as a private oasis for al fresco dining and lounging.

Upstairs, the luxurious primary suite is a true retreat, offering double-door entry, a fireplace, balconies with sweeping views of Sand



Canyon and the mountains, and a walk-in closet. The spa-inspired bath features a soaking tub, glass-enclosed shower, and dual vanities.

Entertainment is elevated with a state-of-the-art theatre room on the second level, complete with a silver screen for movie nights. Multiple bedrooms and bathrooms on this floor offer access to balconies and a spacious terrace.

Outdoor amenities include barbecue islands, expansive bar tops, and wraparound terraces with resort-like views. The grounds feature flat areas ideal for stables, corrals, RVs, gardens, and more.

Privacy is ensured with lush landscaping, mature hedges, trees, and natural rock formations. Comfort is optimized with three independent HVAC units and a built-in surround sound system.

Residents enjoy access to scenic hiking trails and equestrian pathsâ€”completing the lifestyle offered by this extraordinary estate. Buyer is advised to independently verify all information, including but not limited to lot size, living area, square footage, permits, zoning, and the suitability of the property for any intended use, through personal inspections and with appropriate professionals. Information is deemed reliable, but Broker and seller do not guarantee the accuracy of any information provided.

Built in 2013

Essential Information

MLS® #	SR25158108
Price	\$1,888,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Square Footage	5,307
Acres	2.01
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Mediterranean, Modern
Status	Closed
Listing Agent	Mehran Tebyani
Listing Office	Tebyani Real Estate Investment - TREI

Community Information

Address	26905 Rolling Hills Avenue
Area	CAN2 - Canyon Country 2
Subdivision	Custom Canyon Country 2 (CCAN2)
City	Canyon Country
County	Los Angeles
Zip Code	91387

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, See Remarks, Cable Connected, Phone Connected
Parking Spaces	3
Parking	Door-Multi, Garage Faces Front, Garage, Attached Carport, RV Access/Parking, See Remarks
# of Garages	3
Garages	Door-Multi, Garage Faces Front, Garage, Attached Carport, RV Access/Parking, See Remarks
View	Neighborhood, Hills, Panoramic, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

Exterior

Exterior	Stucco, Copper Plumbing, Drywall
Exterior Features	Barbecue, Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Yard, Drip Irrigation/Bubblers, Garden, Horse Property, Landscaped, Lot Over 40000 Sqft

Windows	Double Pane Windows, Screens
Roof	See Remarks, Spanish Tile
Construction	Stucco, Copper Plumbing, Drywall
Foundation	Slab, See Remarks

Interior

Interior	Tile
Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Balcony, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Pantry, Separate/Formal Dining Room, Sunken Living Room, Walk-In Pantry, Wired for Sound
Appliances	Double Oven, Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Electric Range, SixBurnerStove
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Den, Primary Bedroom, See Remarks
# of Stories	2
Stories	Two

School Information

District	William S. Hart Union
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Additional Information

Date Listed	July 14th, 2025
Days on Market	20
Zoning	SCNU4
Short Sale	N
RE / Bank Owned	N

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