

# **\$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 paths—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 |
|----------|-----------------------|

## Additional Information

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

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