

# **\$1,379,000 - 25148 Cypress Bluff Drive, Canyon Country**

MLS® #SR25176055

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## **\$1,379,000**

5 Bedroom, 4.00 Bathroom, 3,539 sqft  
Residential on 0 Acres

Arista (Aliento) (ARIST), Canyon Country,

Welcome to luxury living in the highly sought-after, gated community of Aliento. Perched on a premium view lot in the prestigious Arista tract, this stunning 5-bedroom, 4-bathroom pool home redefines luxury living with designer finishes, smart features, owned Solar, and seamless indoor-outdoor flow.

Inside, enjoy an open-concept layout with durable LVP flooring, a chef's kitchen featuring Monogram appliances, quartz counters, double ovens, and a spacious island with pendant lighting. The great room flows seamlessly into the California Room through fully retractable sliding doors—perfect for entertaining. The home also includes Sonos surround sound (upstairs, downstairs, and in the backyard), a Nest thermostat, whole house fan, and hex tile in the secondary bathrooms.

The luxurious primary suite offers a full panoramic view, dual sinks in the en suite bathroom, a freestanding tub, separate shower, and a spacious walk-in closet. The second bedroom also features its own walk-in closet and en-suite bath, while bedrooms three and four share a pass-through bathroom.

Outside, your backyard retreat includes a saltwater pool and spa with heater and 3-speed water feature, plus a cozy fireplace in the California Room. The desert-scaped landscaping and synthetic grass make for



easy, low-maintenance living. The 3-car tandem garage includes epoxy flooring, a Tesla charger, and built-in cabinetry. Holiday light package is pre-installed on the home exterior for your convenience.

HOA amenities abound with a clubhouse, gym, pool/spa, shallow wading pool, splash pad, Bothwell Park, and mountain biking trails—all just minutes from shopping, dining, and easy 14 freeway access. Welcome home!

Built in 2017

**Essential Information**

MLS® #	SR25176055
Price	\$1,379,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,539
Acres	0.17
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Natalie Lozon
Listing Office	RE/MAX Gateway

**Community Information**

Address	25148 Cypress Bluff Drive
Area	ALIE - Aliento
Subdivision	Arista (Aliento) (ARIST)
City	Canyon Country
County	Los Angeles
Zip Code	91387

**Amenities**

Amenities	Clubhouse, Controlled Access, Fitness Center, Outdoor Cooking Area, Playground, Spa/Hot Tub, Pool, Trail(s)
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Parking Spaces	3
Parking	Garage, Direct Access
# of Garages	3
Garages	Garage, Direct Access
View	Hills, Mountain(s), Panoramic
Has Pool	Yes
Pool	In Ground, Association, Private

## Exterior

Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Near Park
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## Interior

Interior Features	Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Breakfast Area, Jack and Jill Bath
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	August 6th, 2025
Days on Market	27
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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