

# \$1,425,000 - 26004 Trana Circle, Calabasas

MLS® #SR25223529

**\$1,425,000**

4 Bedroom, 3.00 Bathroom, 2,472 sqft

Residential on 0 Acres

N/A, Calabasas,

Located in one of Calabasas™ most desirable neighborhoods and within the award-winning Las Virgenes Unified School District, assigned to highly rated schools including Lupin Hill Elementary, A.E. Wright Middle, and Calabasas High, this 4-bedroom, 2.5-bathroom home offers nearly 2,500 sq ft of living space on an expansive 13,255 sq ft lot. Nestled at the end of a peaceful cul-de-sac and surrounded by rolling hills with striking mountain views, the property provides both privacy and an ideal family-friendly setting. Double doors open to a dramatic foyer where a grand staircase, soaring ceilings, and travertine floors with custom inlays create a striking first impression. The formal living room features a vaulted beamed ceiling, centerpiece fireplace, and floor-to-ceiling windows that bathe the space in natural light, flowing seamlessly into the formal dining room with a tray ceiling and backyard views. The gourmet kitchen boasts granite countertops, stainless-steel appliances including a 6-burner Viking range with double oven and matching hood, and a breakfast peninsula that opens to the inviting family room with its own fireplace and French doors to the outdoors. Designed for entertaining, the backyard is a private paradise with a built-in barbecue, lush lawn, sparkling pool and spa with cascading waterfalls, and mature tropical landscaping set against a backdrop of hillsides and treetops. Completing the main level are a powder bath, laundry room, and direct access to the



attached 2-car garage. Upstairs, a spacious landing overlooks the living room and leads to four bright bedrooms, each with hillside or mountain views. The primary suite features vaulted tray ceilings, a bay window nook, walk-in closet, and a beautifully upgraded en-suite bath showcasing marble flooring, artisan tile work, and dual sinks, while the secondary bedrooms share a well-appointed hall bath with a dual vanity and matching upgrades of marble and artisan tile finishes. All this is just minutes from The Commons at Calabasas, the Civic Center, local dining, hiking trails, and convenient freeway access, offering the perfect blend of comfort, convenience, and resort-style living.

Built in 1988

## Essential Information

MLS® #	SR25223529
Price	\$1,425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,472
Acres	0.30
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Parastou Asadian
Listing Office	Equity Union

## Community Information

Address	26004 Trana Circle
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas

County Los Angeles  
Zip Code 91302

## Amenities

Parking Spaces 2  
Parking Concrete, Driveway, Garage, Garage Door Opener, Direct Access, Door-Single, Garage Faces Front, Side By Side  
# of Garages 2  
Garages Concrete, Driveway, Garage, Garage Door Opener, Direct Access, Door-Single, Garage Faces Front, Side By Side  
View Hills, Mountain(s), Neighborhood, Trees/Woods  
Has Pool Yes  
Pool In Ground, Private, Waterfall

## Exterior

Exterior Stucco, Frame, Stone  
Exterior Features Barbecue  
Lot Description Back Yard, Front Yard, Landscaped, Cul-De-Sac, Lawn, Sloped Up, Yard  
Windows Bay Window(s)  
Construction Stucco, Frame, Stone

## Interior

Interior Stone, Tile, Wood  
Interior Features Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, All Bedrooms Up, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Entrance Foyer, Granite Counters, High Ceilings, Primary Suite, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Two Story Ceilings  
Appliances Double Oven, Dishwasher, Gas Range, Range Hood, SixBurnerStove, Trash Compactor  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room, Living Room  
# of Stories 2  
Stories Two

## School Information

District Las Virgenes  
Elementary Lupin Hill  
Middle Wright

High

Calabasas

## **Additional Information**

Date Listed September 23rd, 2025

Days on Market 23

Short Sale N

RE / Bank Owned N

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