

\$1,499,000 - 22158 Rayen, West Hills

MLS® #SR26009476

\$1,499,000

6 Bedroom, 5.00 Bathroom, 3,262 sqft
Residential on 0 Acres

N/A, West Hills,

Nestled at the end of a well-maintained cul-de-sac in desirable West Hills, this expansive and beautifully upgraded residence offers the perfect blend of luxury, comfort, and functionality. Situated on an impressive 11,411 sq. ft. lot, the 3,262 sq. ft. home welcomes you with an oversized concrete-and-brick driveway, a charming brick walkway, and a 2-car attached garage with roll-up door and direct access. Step inside to discover new laminate flooring throughout and a thoughtfully designed floor plan ideal for both everyday living and entertaining. The light-filled living room features recessed lighting and a custom wall unit, while the formal dining room is accented by two elegant chandeliers. A remodeled ¾ bathroom showcases quartz countertops and decorative shower tile with convenient access to the rear yard. The huge gourmet kitchen is a chef's dream, complete with two dishwashers, two sinks, a 6-burner gas cooktop with grill, double oven, microwave, new refrigerator/freezer, abundant wood cabinetry, and granite countertops. A nearby bedroom off the kitchen includes its own separate A/C unit, perfect for guests or extended family. The inviting family room offers recessed lighting and a cozy fireplace. Additional highlights on the main level include a remodeled laundry room with custom cabinets, utility sink, and LG washer and dryer, along with a stylish remodeled ½ bath for guests. Upstairs, the spacious primary suite is a true retreat featuring recessed lighting,



oversized custom walk-in closets with built-ins, and a luxurious primary bathroom with a freestanding tub and custom stall shower with seating. Two additional upstairs bedrooms each offer walk-in closets with custom drawers and cabinetry and share a remodeled full bathroom with dual sinks and a tub/shower combination. The resort-style backyard is an entertainerâ€™s paradise, boasting a sparkling pool with elevated spa and waterfall, a custom BBQ station, large covered patio, and an expansive grassy area ideal for kids and play. A custom-built pool house (potential ADU) includes a separate A/C unit, tankless water heater, a fully remodeled bathroom, and a custom Murphy bedâ€™perfect for guests or extended living. Additional features include three tankless water heaters, copper plumbing, dual-pane windows, and portions of the home that have been shear-walled for added structural integrity. This exceptional property offers the ultimate California lifestyle in a prime West Hills location.

Built in 1979

Essential Information

MLS® #	SR26009476
Price	\$1,499,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,262
Acres	0.26
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Marc Salzman
Listing Office	Pinnacle Estate Properties

Community Information

Address	22158 Rayen
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage, Garage Faces Front, Private, RV Potential
# of Garages	2
Garages	Direct Access, Driveway, Electric Vehicle Charging Station(s), Garage, Garage Faces Front, Private, RV Potential
View	Mountain(s)
Has Pool	Yes
Pool	Heated, In Ground, Private, Gas Heat, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Copper Plumbing, Drywall, Stucco
Exterior Features	Barbecue, Lighting
Lot Description	Cul-De-Sac, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Sprinkler System, Street Level, Yard
Windows	Custom Covering(s), Double Pane Windows, Drapes, Screens
Roof	Composition
Construction	Copper Plumbing, Drywall, Stucco
Foundation	Slab

Interior

Interior	Laminate, Tile
Interior Features	Bedroom on Main Level, Breakfast Bar, Built-in Features, Granite Counters, In-Law Floorplan, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Gas Cooktop, Gas Oven, Dishwasher, Disposal, Double Oven, Dryer, Gas Range, Gas Water Heater, Microwave, Refrigerator, SixBurnerStove, Tankless Water Heater, Washer

Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
Elementary	Nevada
Middle	Lawrence
High	Chatsworth

Additional Information

Date Listed	January 15th, 2026
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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