

\$599,000 - 39980 Corte Calanova, Murrieta

MLS® #SW25226498

\$599,000

3 Bedroom, 2.00 Bathroom, 2,100 sqft
Residential on 0 Acres

N/A, Murrieta,

BEAUTIFUL SINGLE STORY 2,100 square foot home in The Colony, one of SoCal's most desirable GATED SENIOR COMMUNITIES. A brick-accented walkway welcomes you to the double entry doors with security screens. Featuring plantation shutters throughout, upgraded tile & wood type flooring, wide baseboards & soaring ceilings. The large kitchen boasts white cabinets, stainless appliances, granite countertops and so much storage space with convenient pull-out shelves in many cabinets. The spacious great room is perfect for family gatherings with a fireplace & media niche. Walk out onto your solid aluminum patio cover with views to a WIDE NATURAL GREENBELT, AFTERNOON SHADE & easy-care landscaping. The spacious primary suite has plenty of room for your bed, a sitting area & offers a walk-in closet with built-in storage. The sumptuous bath is finished in spectacular marble with dual sinks, large soaking tub & a shower with a luxury rimless door. One of the bedrooms has built-in desks/storage cabinets and a walk-in closet with shelving. The 3rd bedroom is oversized and has a guest bath nearby. Indoor laundry with a sink, lots of storage cabinets, pull-out shelves and washer/dryer are included. The garage has lots of built-in cabinets, a workbench area, room for a golf cart + 2 cars & a newish garage door opener. You will love the ENERGY SAVING FEATURES of Low-E windows, attic fan, attic heat shield & extra attic insulation. Water



heater installed in 2022 with a circulating pump. Whole house water filtration system replaced in 6/2023. The Colony is a PREMIER GATED SENIOR COMMUNITY for ages 55+ with a RESORT CLASS CLUBHOUSE, year-round pool, 2 spas, lighted pickle ball/paddle tennis and tennis courts. You can enjoy the gym, library, ping pong, billiards, hair/nail salon. There are groups & activities for all interests with an auditorium for shows, dances, banquets, concerts, movies, bingo & parties for all occasions. A privately owned 18-hole golf course is inside the gate. The HOA waters & maintains all front landscaping. Guard gated entry and 24-hour security patrol give you peace of mind. Close to stores, restaurants, medical, casinos and wineries. You will love this turn-key home, ready for you today. Welcome to the Colony with friendly neighbors and sense of community as you enjoy TRUE RESORT STYLE SENIOR LIVING.

Built in 2001

Essential Information

MLS® #	SW25226498
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wanda Ryan
Listing Office	Realty ONE Group Southwest

Community Information

Address	39980 Corte Calanova
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Murrieta
County	Riverside
Zip Code	92562

Amenities

Amenities	Bocce Court, Billiard Room, Clubhouse, Fitness Center, Game Room, Meeting Room, Management, Meeting/Banquet/Party Room, Maintenance Front Yard, Outdoor Cooking Area, Paddle Tennis, Pickleball, Pool, Spa/Hot Tub, Security, Tennis Court(s)
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt, Panoramic
Has Pool	Yes
Pool	Association
Security	Gated with Attendant, 24 Hour Security

Exterior

Lot Description	Cul-De-Sac, Drip Irrigation/Bubblers
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Interior

Interior Features	All Bedrooms Down, Walk-In Closet(s)
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Murrieta
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Additional Information

Date Listed	October 4th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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