

# \$1,780,000 - 5525 City Park Rd, Austin

MLS® #1271230

**\$1,780,000**

4 Bedroom, 4.00 Bathroom, 4,237 sqft

Residential on 0.00 Acres

Coldwater Canyon, Austin, TX

A rare stand-alone sanctuary in West Austin's coveted Coldwater Canyon - one of only six homes in this private gated enclave. Set against a protected preserve, the home captures uninterrupted canyon views and breathtaking sunsets just minutes from downtown Austin, the Arboretum, The Domain, and Lake Austin. Blending indoor comfort with outdoor beauty, the infinity pool and covered terrace frame sweeping hill country vistas and unforgettable sunsets, while thoughtfully designed features make outdoor living effortless. Retractable awnings and electronic solar screens allow year-round enjoyment, and a built-in BBQ makes entertaining a breeze. It's more than a home - it's a private sanctuary that has to be seen to be believed. Inside, soaring ceilings, rich mesquite wood floors, custom built-ins, and walls of windows highlight the dramatic landscape. The chef's kitchen, with granite counters, double ovens, and a warming drawer, flows seamlessly into spacious living and dining areas - perfect for entertaining or everyday luxury. The main-level primary suite is a serene retreat, featuring a spa-inspired bath with marble floors, soaking tub, dual vanities, walk-in shower, and a custom-finished closet. Upstairs, three additional bedrooms, a versatile secondary living area, and a loft-style office with built-ins provide flexibility for family, guests, or a home office. Two gas fireplaces and timeless architectural details add warmth and elegance throughout. With its



private-gated setting, preserved greenbelt backdrop, and meticulous construction by Sendero Homes, this residence is more than a home—it's a retreat. A place where nature and luxury converge, and where every sunset feels like a private showing.

Built in 2005

Essential Information

MLS® #	1271230
Price	\$1,780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,237
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	ParkGreenbelt,Hills,TreesWoods
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Community Information

Address	5525 City Park Rd
Area	RN
Subdivision	Coldwater Canyon
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected, Underground
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	Utilities, Propane
Features	Common Grounds/Area, Community Mailbox, Gated
Parking	Attached, Garage Faces Front, Garage, Door-Multi
# of Garages	2

### Interior

Interior	Carpet, Stone, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Built-In Gas Range, Cooktop, Warming Drawer
Heating	Central, Electric
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Gas Grill, Outdoor Grill, Private Yard, Rain Gutters, Uncovered Courtyard, Lighting
Lot Description	Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Medium Size, Corner Lot, Cul-De-Sac
Roof	Tile
Construction	Masonry, Stucco, Stone Veneer
Foundation	Slab

### School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

### Additional Information

Date Listed	April 29th, 2025
Days on Website	167
Days on Market	133
HOA Fees	1650
HOA Fees Freq.	Quarterly
Gated Community	Yes

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