

\$749,000 - 22403 Viajes, San Antonio

MLS® #1906881

\$749,000

3 Bedroom, 4.00 Bathroom, 3,691 sqft
Residential on 0.39 Acres

CIBOLO CANYONS, San Antonio, TX

Welcome to your new, freshly painted, home at 22403 Viajes nestled in the gated and highly coveted subdivision of Campanas. This breathtaking home offers a wonderful balance of luxury and functionality combined with a Tuscan vibe. This ONE OWNER Sitterle home has the distinction of being the largest single story home, on one of the largest lots, with a pool! As you enter your new home you will be greeted with an atmosphere of warm elegance as you take in the Mediterranean inspired custom paint, soaring ceilings and high end finishings. Imagine yourself living and entertaining in a spacious open floor plan home with a gourmet kitchen featuring an oversized island and top of the line stainless steel appliances. Additional highlights are 3 bedrooms, a dedicated office, two dining areas and an extra room that can flex as a 4th bedroom, craft room, second office, etc. You will have your choice of two outside areas for relaxing and entertainment. The back patio offers tranquility overlooking the pool while listening to the waterfall or you can enjoy the sounds of nature while sitting on covered side patio. Campanas offers a community pool, club house, tennis court, fitness center, walking trail and proximity to the JW Marriott.

Built in 2008

Essential Information

MLS® # 1906881



Price	\$749,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,691
Acres	0.39
Year Built	2008
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean
Status	Active Option

Community Information

Address	22403 Viajes
Area	1804
Subdivision	CIBOLO CANYONS
City	San Antonio
County	Bexar
State	TX
Zip Code	78261

Amenities

Amenities	Controlled Access, Pool, Tennis, Golf Course, Clubhouse, Jogging Trails, Sports Court, Basketball Court
Parking	Two Car Garage, Attached, Oversized
Has Pool	Yes
Pool	In Ground Pool, Pool is Heated

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Atrium, Media Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water

Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Satellite Dish (owned), Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service

Heating	Central, 2 Units
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Gas Logs Included, Gas, Gas Starter, Stone/Rock/Brick, Glass/Enclosed Screen, Other
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees, Outdoor Kitchen, Screened Porch
Lot Description	On Greenbelt, Mature Trees (ext feat), Level, Xeriscaped
Roof	Concrete
Construction	Pre-Owned
Foundation	Slab

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	September 11th, 2025
Days on Market	54
HOA Fees	1000.00
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Levi Rodgers
Listing Office	Levi Rodgers Real Estate Group

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