

\$2,595,000 - 8217 Carranzo Drive W, Austin

MLS® #8974432

\$2,595,000

3 Bedroom, 4.00 Bathroom, 3,219 sqft

Residential on 0.26 Acres

Amarra Drive Ph 03, Barton Creek, Austin, TX

Tucked within the private gates of The Canyons section of Amarra in Barton Creek, this single-story residence offers privacy, elegance, and effortless Hill Country living. With sweeping views of the Fazio Canyons Golf Course, the home combines classic architecture with thoughtfully selected modern features. Designed for both comfort and entertaining, it offers three spacious bedrooms, each with an en suite bath, along with a dedicated office and powder room.

At the heart of the home, a striking marble waterfall island anchors the kitchen. Professional-grade Wolf and Sub-Zero appliances, custom cabinetry, and a full-height marble backsplash create a space that is both functional and visually impressive. Brass fixtures and stylish pendant lighting add warmth and character, while wide-plank wood floors carry a sense of continuity into the surrounding living areas.

The open living space is framed by soaring ceilings with exposed beams and a dramatic stone archway, leading to a wall of glass doors that fill the interior with natural light and open to the outdoor patio. Ideal for relaxing or entertaining, the covered patio includes a fireplace, built-in BBQ, and room for dining alfresco.

The primary suite enjoys a private setting and features a spa-like bath with dual closets, a



walk-in shower, and a soaking tub. The two-car garage and gated location provide security and ease, while the home's access to Barton Creek's club amenities and proximity to downtown Austin complete the offering.

This is a rare opportunity to own a meticulously maintained home in one of Austin's most sought-after golf course communities.

Built in 2012

Essential Information

MLS® #	8974432
Price	\$2,595,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,219
Acres	0.26
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	8217 Carranzo Drive W
Area	W
Subdivision	Amarra Drive Ph 03, Barton Creek
City	Austin
County	Travis
State	TX
Zip Code	78735

Amenities

Utilities	Electricity Available, Natural Gas Available, Underground Utilities
Features	Clubhouse, Fitness Center, Gated, Pool

Parking	Attached, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	Golf Course, Trees/Woods
Waterfront	None

Interior

Interior	Stone, Wood
Appliances	Built-In Range, Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

Exterior

Exterior Features	Gas Grill, Uncovered Courtyard
Lot Description	Back Yard, On Golf Course, Sprinklers Automatic, Trees Medium Size, Views
Roof	Tile
Construction	Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Oak Hill
Middle	O Henry
High	Austin

Additional Information

Date Listed	September 3rd, 2025
Days on Market	78

Listing Details

Listing Office	Compass RE Texas, LLC
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