

\$525,000 - 22842 Rio Salado, San Antonio

MLS® #1922855

\$525,000

3 Bedroom, 2.00 Bathroom, 2,335 sqft

Residential on 0.15 Acres

CAMPANAS, San Antonio, TX

This better than new, David Weekley custom home is located in prestigious Campanas at Cibolo Canyons, offering unprecedented amenities, a resort lifestyle and easy access to coveted TPC San Antonio. With 3 bedrooms and 2 full baths in 2,335 square feet on one level, this home boasts an open floor plan with a layout that lives large, great for entertainers and chefs alike. The kitchen is the centerpiece with plentiful white cabinets, and a huge island that could easily be a second dining area. There are two pantries, gas cooking, granite counters, gorgeous custom tile backsplash and wood-look tile floors. There is an open office that can be used as a flex space or game room in addition to the spacious dining room with built-ins and buffet serving station with more granite counters. The master bedroom retreat is your sanctuary. It's spacious with abundant natural light and a spa-like on suite bath with a walk-in super shower, dual vanities, and the closet of your dreams that connects directly to the laundry room. Enjoy evenings on the large covered porch, or head to one of 3 different pools, meet friends at the clubhouse, take a walk on the nature trails throughout the community, or play some tennis or pickleball. There is nothing to do but move in. Yard work for the front and back yard is done by the HOA. This also includes front yard mulch and flowers planted twice a year. Security monitoring is even included as well. Don't miss the full flight of stairs to a huge storage area above the 2-car



garage, making downsizing that much easier.

Built in 2020

Essential Information

MLS® #	1922855
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,335
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	New

Community Information

Address	22842 Rio Salado
Area	1804
Subdivision	CAMPANAS
City	San Antonio
County	Bexar
State	TX
Zip Code	78261

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court
Parking	Two Car Garage, Attached, Oversized
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, Attic - Floored, Attic - Permanent Stairs, Attic -
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	Radiant Barrier Decking
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Security System (Owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Judson
Elementary	Wortham Oaks
Middle	Call District
High	Veterans Memorial

Additional Information

Date Listed	November 13th, 2025
Days on Market	7
HOA Fees	2676.00
HOA Fees Freq.	Semi-Annually

Listing Details

Listing Agent	Philip Becker
Listing Office	Becker Properties, LLC

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