

\$895,000 - 22327 Cabin Branch Ave, CLARKSBURG

MLS® #MDMC2196022

\$895,000

3 Bedroom, 4.50 Bathroom, 3,276 sqft

Residential on 0.05 Acres

THE VILLAGE AT CABIN BRANCH, CLARKSBURG, MD

Luxury living in this contemporary end-unit ELEVATOR townhouse with attached 2-car oversized heated/ AC climate-controlled garage! The Village At Cabin Branch is a vibrant 55+ community. Just over 3200 finished square feet, you can enjoy more and maintain less! This home isn't "like a model," it WAS the CRAFTMARK model home! Loaded with all the luxury upgrades and lighting. Only occupied for a partial year, truly like new! Stately brick front and brick side, this spacious 3-bedroom/ 4 and a half bath home is picture perfect on all 4 levels! The private elevator allows residents to move effortlessly between all 4 floors. Not a fan of stairs...no problem here!

Two separate living areas; one on the entry level, along with a full bath and garage access. The open floor plan on the 2nd level offers a family room with built-in cabinets & bench, a linear gas fireplace, which opens to the 20' x 10' deck. Stunning gourmet kitchen with quartz countertops and backsplash. Top-of-the-line Bosch microwave, wall oven, and dishwasher. Undercabinet lighting, oversized kitchen island, pantry, and gas cooktop with chimney hood. Elegant dining area with a wall of windows. Even the powder room has the designer touch! Third level offers the impressive owners en-suite with beautiful trim detail, jaw-dropping walk-in closet with California closet system.

En-suite bath with upgraded vanity cabinets



and two sinks. Large walk-in tiled shower with bench; overhead rain head shower AND dual-head shower system. Convenient laundry outside the Owner's suite. The second en-suite bedroom completes the third floor. Versatile fourth-level/Loft can be used as a bedroom/ private office and/ or craft-project room. Three skylights, built-in cabinets, a mini refrigerator, and a full bath with a fabulous walk-in tiled shower!

The smart home makes everyday living more convenient, efficient, and secure.

Awesome amenities include a fitness center (conveniently located a few doors down).

Across the street is the Clubhouse with a party room, bocce ball, pickleball courts, dog park, and community garden.

You can stay as busy as you want without getting in a car! You can even walk to Clarksburg Premium Outlets to shop, dine, or just grab a drink at Starbucks! Yes, this home is the perfect place to begin your next chapter—surrounded by comfort, style, and ease.

Built in 2022

Essential Information

MLS® #	MDMC2196022
Price	\$895,000
Bedrooms	3
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,276
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial, Contemporary
Status	Active

Community Information

Address	22327 Cabin Branch Ave
Subdivision	THE VILLAGE AT CABIN BRANCH
City	CLARKSBURG
County	MONTGOMERY-MD
State	MD
Zip Code	20871

Amenities

Amenities	Elevator, Bathroom - Walk-In Shower, Skylight(s), Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access, Oversized

Interior

Interior Features	Floor Plan-Open
Heating	Energy Star Heating System
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding, Vinyl Siding, Brick Front
Exterior Features	Sidewalks, Deck(s)
Lot Description	Corner Lot, Landscaping
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
Elementary	CABIN BRANCH
Middle	NEELSVILLE
High	SENECA VALLEY

Additional Information

Date Listed	August 22nd, 2025
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Days on Market 60
Zoning MXD

Listing Details

Listing Office RE/MAX Town Center

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