

# \$1,245,000 - 7307 Bannockburn Ridge Ct, BETHESDA

MLS® #MDMC2202068

**\$1,245,000**

3 Bedroom, 3.50 Bathroom, 3,145 sqft

Residential on 0.06 Acres

LOCUST RIDGE, BETHESDA, MD

Freshly priced for today's market! Discover the essence of Bethesda living in this exceptional three bedroom, three-and one-half bath town home, thoughtfully constructed in 1997 with a spacious appx 3700 sq ft floorplan under roof.

Step into this captivating three-level haven, where classic elegance meets contemporary convenience in a light-filled sanctuary. Highlights include a living room with a wall of windows, and a dedicated formal dining space ideal for hosting memorable gatherings. The chef-inspired kitchen flows effortlessly into the cozy family room, anchored by a gas fireplace, making it the heart of everyday life. On the upper level, ample bedrooms ensure tranquility, with the primary suite boasting a luxurious spa-inspired en-suite bath. The expansive lower level unlocks unlimited potential, featuring a generous recreation area, a full bath, and a flexible space perfect for a home office, gym, or additional storage.

Custom built-ins add both beauty and functionality, while the serene backyard offers a peaceful retreat for outdoor gatherings or quiet relaxation. Completing this exceptional home is a private garage, providing convenience and security in a sought-after setting.

Bannockburn Ridge Court is coveted for the lifestyle and location it offers to residents. A



professionally landscaped enclave situated in the Whitman High School cluster between Wilson Lane to the West and Goldsboro Drive to the East. Proximate to many fine schools, public transportation, and national parkland, you are also moments to the shops at Westbard Square, the Kenwood Station Shopping Center featuring a Whole Foods and just a short distance to Bethesda's dynamic downtown offering high-end retail at Bethesda Row, and a variety of culinary experiences.

Commuting to Washington, DC, is a breeze with nearby Metro access and major highways. This ideal location is complemented by proximity to green spaces, C&O Canal trails, and outdoor recreation areas for those embracing an active way of life. This is easy urban living with a very low annual fee of appx \$2163/year all at an accessible price point.

Built in 1997

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | MDMC2202068            |
| Price          | \$1,245,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,145                  |
| Acres          | 0.06                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Interior Row/Townhouse |
| Style          | Colonial               |
| Status         | Active                 |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 7307 Bannockburn Ridge Ct |
| Subdivision | LOCUST RIDGE              |

|          |               |
|----------|---------------|
| City     | BETHESDA      |
| County   | MONTGOMERY-MD |
| State    | MD            |
| Zip Code | 20817         |

### **Amenities**

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
| Amenities    | Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, Master Bath(s), Walk-in Closet(s) |
| # of Garages | 2                                                                                                        |
| Garages      | Garage Door Opener                                                                                       |

### **Interior**

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Appliances      | Stove, Range hood, Refrigerator, Icemaker, Dishwasher, Disposal, Washer, Dryer |
| Heating         | Forced Air                                                                     |
| Cooling         | Central A/C                                                                    |
| Has Basement    | Yes                                                                            |
| Basement        | Fully Finished                                                                 |
| Fireplace       | Yes                                                                            |
| # of Fireplaces | 1                                                                              |
| Fireplaces      | Gas/Propane                                                                    |
| # of Stories    | 3                                                                              |
| Stories         | 3                                                                              |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior          | Brick and Siding |
| Exterior Features | Patio, Balcony   |
| Roof              | Asphalt, Shingle |
| Foundation        | Slab             |

### **School Information**

|          |                                  |
|----------|----------------------------------|
| District | MONTGOMERY COUNTY PUBLIC SCHOOLS |
|----------|----------------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 21                |
| Zoning         | R90               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Washington Fine Properties, LLC |
|----------------|---------------------------------|

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