

\$1,850,000 - 22979 Homestead Landing Ct, ASHBURN

MLS® #VALO2101466

\$1,850,000

4 Bedroom, 5.00 Bathroom, 6,525 sqft

Residential on 0.75 Acres

GRANT AT WILLOWSFORD, ASHBURN, VA

Welcome to a stunning Arcadia Kavanagh estate, perfectly situated on a premium 0.75-acre lot backing protected conservation land in one of Northern Virginia's most prestigious communities. The Grant at Willowsford. Thoughtfully designed with over 6,500 square feet of luxurious living space across two expansive levels, this exceptional raised ranch-style home offers unparalleled comfort, elegance, and privacy.

From the moment you step inside, you'll be captivated by the home's refined craftsmanship. Soaring 10-foot ceilings, rich espresso-stained hardwood floors, and intricate moldings set the stage for timeless sophistication. At the heart of the home, the gourmet kitchen makes a bold statement with upgraded white raised panel cabinets with end panels, high-end appliances, including a Wolf exhaust hood, gas cooktop, wall oven, convection oven, built-in microwave drawer and a SubZero fridge - all complimented by gleaming granite countertops, and a striking mosaic tile backsplash. The expansive center island provides plenty of prep space and extra storage, making it as functional as it is beautiful.

Ideal for both everyday living and elegant entertaining, the open-concept layout features a spacious dining room, living room, and a light-filled family room with a sleek built-in gas fireplace and sliding glass doors that open to



the elevated deck.

Designed for effortless main-level living, the luxurious primary suite is a true retreat, complete with tray ceilings, a morning bar, two customized walk-in closets, and a spa-inspired bathroom boasting a soaking tub, frameless glass shower with dual shower heads, upgraded tile work, and separate vanities. Two additional generously sized bedrooms on the main level each offer walk-in closets and private en-suite bathrooms. A well-appointed laundry room with built-in cabinetry and utility sink adds to the home's thoughtful design.

The fully finished walk-out lower level is bathed in natural light and built to impress. Entertain with ease in the expansive recreation room complete with a gas fireplace, a custom wet bar with a beverage fridge and built-in microwave and a nearby half bath. This level also includes a fourth bedroom suite with its own upgraded full bathroom and walk in closet—perfect for guests or multi-generational living—as well as an oversized storage room for all of life's extras. The upgraded water heater is approx. 1 year old.

Step outside to your own private oasis. The professionally landscaped backyard features an elevated composite deck with stairs down to a beautiful flagstone patio, and serene views of the surrounding preserve, offering year-round tranquility and unmatched privacy.

Located within the award-winning Willowsford community, residents enjoy access to resort-style amenities, scenic trails, lake activities, a community farm, and top-rated Loudoun County schools—all just minutes from major commuter routes, shopping, and the Ashburn Metro.

This is more than a home—it's luxury living without compromise.

Built in 2015

Essential Information

MLS® #	VALO2101466
Price	\$1,850,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	6,525
Acres	0.75
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Rancher, Craftsman
Status	Active Under Contract

Community Information

Address	22979 Homestead Landing Ct
Subdivision	GRANT AT WILLOWSFORD
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20148

Amenities

Amenities	Recessed Lighting, Wood Floors, Crown Molding, Chair Railing, Bar, Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds
Utilities	Under Ground
Parking	Paved Driveway
# of Garages	3
Garages	Garage Door Opener, Garage - Side Entry
View	Garden/Lawn
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Washer-front loading, Dryer-front loading, Refrigerator, Oven-Wall, Built-In Microwave, Dishwasher, Disposal, Cooktop, Range hood, Stainless Steel Appliances, Humidifier
Heating	Forced Air, Zoned
Cooling	Central A/C, Ceiling Fan(s), Zoned
Has Basement	Yes
Basement	Partially Finished, Walkout Level, Full, Rear Entrance, Daylight, Full, Heated, Improved, Interior Access, Outside Entrance, Sump Pump, Windows, Connecting Stairway
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank, Stone
Exterior Features	Extensive Hardscape, Gutter System, Flood Lights, Udrgrd Lwn Sprnklr, Sidewalks, Deck(s), Patio, Porch(es), Fenced-Rear
Lot Description	Landscaping, Bcks-Opn Comm, Backs to Trees
Windows	Atrium
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	MADISON'S TRUST
Middle	BRAMBLETON
High	INDEPENDENCE

Additional Information

Date Listed	July 10th, 2025
Days on Market	43
Zoning	TR3UBF

Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on October 20th, 2025 at 1:15pm EDT