

\$820,000 - 44269 Cobham Station Ct, ASHBURN

MLS® #VALO2106146

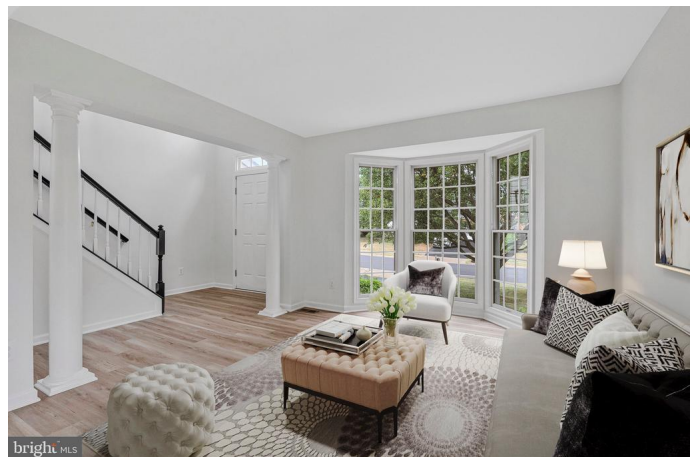
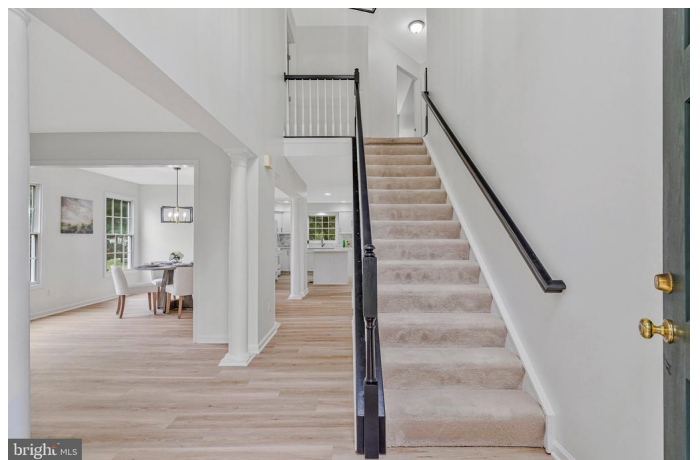
\$820,000

4 Bedroom, 3.50 Bathroom, 3,148 sqft

Residential on 0.16 Acres

ASHBURN VILLAGE, ASHBURN, VA

**** Best & Final Offers due at noon, Tuesday, Sep 23, 2025**** Introducing 44269 Cobham Station Ct – A Bright & Spacious 4-Bedroom Home in Ashburn Village. Offered by the original owners, this home is located in the heart of the sought-after Ashburn Village. As soon as you step inside, you™ll be greeted by a beautiful and bright two-story foyer. The main level features one-year-young LVP flooring, complemented by updated light fixtures in the foyer, dining room, kitchen, and family room. The spacious living room is highlighted by the tall bay windows, providing the space with ample natural light. The kitchen boasts quartz countertops, a beautiful tile backsplash, and a pantry closet. At the same time, the adjacent family room boasts a gas fireplace with a marble hearth and marble-framed mantle. The family also includes an upgraded 2-foot builder extension. From here, step out to a patio, ideal for relaxing or entertaining. The laundry room with custom Elfa shelving and a half bath completes the main level. Upstairs, the spacious primary suite includes a large walk-in closet enhanced with Elfa organization and an ensuite bathroom featuring a double vanity, walk-in shower, and a Jacuzzi jet soaking tub. Three additional bedrooms share a full hall bathroom with a tub/shower combo. Elfa shelving extends throughout most of the home™s closets, offering exceptional storage and organization. The upper level is fully carpeted, creating a warm and



comfortable retreat. The finished lower level expands the living space with brand-new carpeting, a large recreation/game room, a third full bathroom with a walk-in shower, and two versatile bonus rooms. One bonus room is workshop-ready, featuring five electrical outlets, some thoughtfully placed at workbench height—perfect for projects, crafts, or hobbies. Additional special features: Anderson windows, a whole-home operating humidifier, architectural shingle roof, three exterior hose bibs (instead of the standard two), a recently sealed driveway, and a finished garage with drywall and three electrical outlets. Community & Location: Ashburn Village is renowned for its amenities, including a state-of-the-art Sports Pavilion with indoor/outdoor pools, fitness center, racquet courts, sports fields, playgrounds, lakes, and miles of walking trails. Residents also enjoy a calendar full of community events. Everyday conveniences are just minutes away with nearby shopping and dining at Ashburn Village Center, One Loudoun, Dulles Town Center, and numerous local restaurants and caf  s. Commuters will appreciate easy access to Route 7, Route 28, Loudoun County Parkway, commuter bus and park-and-ride options, and the Silver Line Metro at Ashburn Station.

Built in 1994

Essential Information

MLS�� #	VALO2106146
Price	\$820,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,148
Acres	0.16
Year Built	1994

Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	44269 Cobham Station Ct
Subdivision	ASHBURN VILLAGE
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20147

Amenities

Amenities	Bathroom - Jetted Tub, Soaking Tub, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s)
# of Garages	2
Garages	Garage Door Opener
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Humidifier, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Windows	Bay/Bow
Foundation	Slab

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	ASHBURN
Middle	FARMWELL STATION
High	BROAD RUN

Additional Information

Date Listed	September 19th, 2025
Days on Market	6
Zoning	PDH4

Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on October 19th, 2025 at 4:15pm EDT