

\$874,990 - 44461 Blueridge Meadows Dr, ASHBURN

MLS® #VALO2106610

\$874,990

3 Bedroom, 3.00 Bathroom, 2,904 sqft
Residential on 0.14 Acres

POTOMAC GREEN, ASHBURN, VA

Open house Sat 9/27, 12-2pm & Sun 9/28,
1-3pm!

Beautiful 2 level single family home in a sought after 55+ active adult community! Offering 2,904 sq ft of living space, this home features 3 bedrooms, 3 full baths, 2 car garage, and a cozy fireplace.

The main level boasts hardwood floors, a bright family room with soaring 2-story vaulted ceilings, formal dining and living room, a private office, and a gourmet kitchen with granite counters, five burner cooktop, built-in microwave, double oven, refrigerator and dishwasher. Two main-level bedrooms include a spacious primary suite with large walk-in closet, and updated finishes in the primary bathroom - modern floor tiles, quartz counters, white classic cabinets, a large, new frameless shower with modern shower tiles (2025), and a jetted walk-in tub. The secondary bath boasts granite counters and upgraded tiles. Conveniently located on this main level is the large laundry room with sink and nice cabinets/countertop.

The upstairs loft adds a large 3rd bedroom, 3rd full bath with granite counters, and open recreation room/flex space. Highlights include blinds throughout, extensive crown molding, new light fixtures, decorative fireplace surround, and fresh paint! Relax on the back patio and enjoy low-maintenance living!



Live in a gated community with great amenities such as a wonderful clubhouse, fitness center, game room, hot tub, library, picnic areas, swimming pool, tennis courts and more!

Built in 2006

Essential Information

MLS® #	VALO2106610
Price	\$874,990
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,904
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active Under Contract

Community Information

Address	44461 Blueridge Meadows Dr
Subdivision	POTOMAC GREEN
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20147

Amenities

# of Garages	2
Garages	Garage - Front Entry

Interior

Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Stories	2 Story

Exterior

Foundation	Slab
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School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 25th, 2025
Days on Market	8
Zoning	PDAAAR

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 19th, 2025 at 8:30am EDT