

# \$700,000 - 307 Silverthorn Way Nw, Calgary

MLS® #A2254724

**\$700,000**

3 Bedroom, 2.00 Bathroom, 1,288 sqft

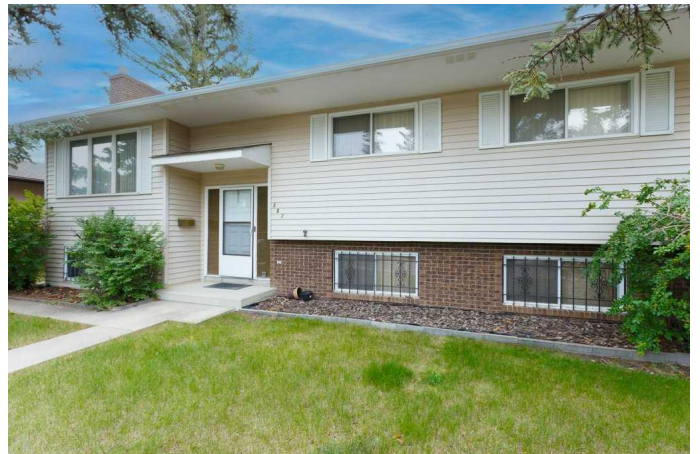
Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 25TH

NOON - 2:00PM This home has been meticulously cared for by its original owners, now it's time for its next family to enjoy.

Located on a quiet street with great neighbors all around. The quiet location offers easy access to the ring road and to highway 1 to visit Canada's famous Rocky Mountains. The rear of the property has a very large RV parking pad and oversized 17' x 25' garage. The back yard faces SE and offers plenty of natural sunlight into the glass gazebo addition, great for using 3 out of the 4 seasons. Inside you'll find 3 well-appointed bedrooms with the master offering a convenient 2-piece ensuite. The living room is warm and cozy with a stone facade including an oak mantle to hang those Christmas stockings on and place precious family photos. The fireplace is boy scout proof with a gas log starter. The dining room is an open concept so you can seat 4 - 12 family and friends. The lower level is very large and offers both a media room and a second living/family room. The basement family room also comes with a natural wood fireplace that features an original brick wall with a raised black slate hearth. You can almost hear the snap, crackle and pop just sitting in front of it. One of the most important features of the home is the separate entrance to the basement. Enter thru the back door and go downstairs to find a landing and storage at the bottom. The current work bench area can be converted into a fourth bedroom, and the



plumbing is already roughed in to install a 4-piece bathroom. Silver Springs is an amazing community with its own community center, outdoor pool, pump track, edible garden, outdoor rink, botanical gardens, playgrounds and Bowmont Park. It's also just a hop skip and a jump away from the University of Calgary, Foothills and Children's Hospitals. So come check out this amazing home and neighborhood. Come check out the home and the blue jays special my sellers are offering.

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254724    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,288       |
| Acres          | 0.15        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 307 Silverthorn Way Nw |
| Subdivision | Silver Springs         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 4E8                |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 5                                                         |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Rear, |

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
|              | Oversized, Parking Pad, Rear Drive, Single Garage Detached, Workshop in Garage |
| # of Garages | 1                                                                              |
| Has Pool     | Yes                                                                            |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage         |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Mid Efficiency, Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                       |
| Fireplaces        | Family Room, Gas Starter, Living Room, Mantle, Masonry, Wood Burning, Raised Hearth, Oak                                |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full                                                                                                                    |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                            |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Aluminum Siding, Brick                                                                                                    |
| Foundation        | Poured Concrete                                                                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 61                  |
| Zoning         | R-CG                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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