

\$715,000 - 307 Silverthorn Way Nw, Calgary

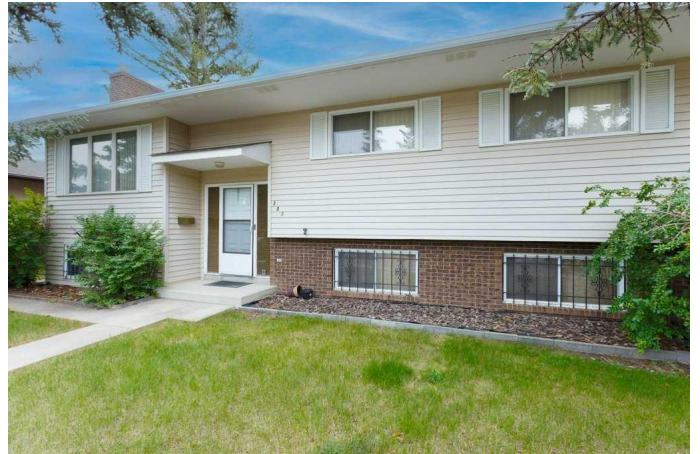
MLS® #A2254724

\$715,000

3 Bedroom, 2.00 Bathroom, 1,288 sqft
Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

OPEN HOUSE THIS SATURDAY OCTOBER 4TH FROM 12:00 (NOON) TO 2:00 PM. SEE YOU THERE. This home has been owned and cared for by the same owners since it was brand new and now It's time for its new owners 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. The Seller will pay for your lawyer fees if you use the same lawyer.

Built in 1976

Essential Information

MLS® #	A2254724
Price	\$715,000
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
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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, Raised Hearth, Wood Burning, Oak
Has Basement	Yes
Basement	Finished, 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	32
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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