\$699,900 - 307 Silverthorn Way Nw, Calgary

MLS® #A2254724

\$699,900

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

Silver Springs, Calgary, Alberta

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 \$699,900

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, Oversized, Parking Pad,

Single Garage Detached, Garage Faces Rear, Rear Drive, Workshop in

Garage

of Garages

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, Wood Burning,

Masonry, Raised Hearth, Oak

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours

Behind, Pie Shaped Lot, Street Lighting, Treed, Interior Lot

Roof Asphalt Shingle

Construction Brick, Aluminum Siding

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2025

Days on Market 41

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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