

# \$749,900 - 307 Silverthorn Way Nw, Calgary

MLS® #A2254724

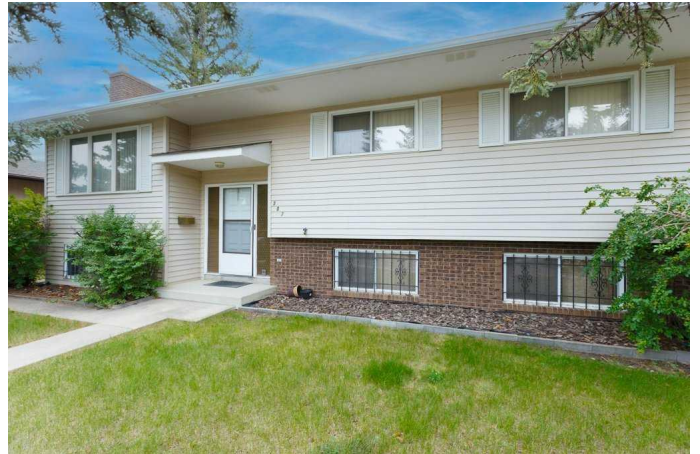
**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

OPEN HOUSE THIS SUNDAY SEPTEMBER 14TH 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 before it's SOLD.

Built in 1976

### Essential Information

MLS® #	A2254724
Price	\$749,900
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, Workshop in Garage, Garage Faces Rear, Rear Drive

# 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, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer

Heating Forced Air, Natural Gas, Mid Efficiency

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Living Room, Mantle, Raised Hearth, Wood Burning, Gas Starter, Masonry, 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, Street Lighting, Treed, Interior Lot, Pie Shaped Lot

Roof Asphalt Shingle

Construction Brick, Aluminum Siding

Foundation Poured Concrete

### Additional Information

Date Listed September 5th, 2025

Days on Market 8

Zoning R-CG

### Listing Details

Listing Office RE/MAX Realty Professionals

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