



GRASSROOTS
REALTY GROUP

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307 Silverthorn Way NW
Calgary, Alberta

MLS # A2254724



\$680,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,288 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage		

Inclusions: N/A

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.

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