

**307 Silverthorn Way NW
Calgary, Alberta****MLS # A2254724****\$699,900**

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, Garage Door Opener, Garage Faces Rear, Oversized, Pa		
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**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Aluminum Siding , Brick**Foundation:** Poured Concrete**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** N/A

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.