



120 Silverthorn Way NW
Calgary, Alberta

MLS # A2317263



\$775,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,189 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, See Ren		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Bathroom mirrors

Rarely does a home like this become available in Silver Springs. Featuring an OVERSIZED TRIPLE DETACHED GARAGE with a MEZZANINE LEVEL ABOVE, this space offers endless possibilities for a WORKSHOP, ART STUDIO, HOBBY SPACE, ADDITIONAL STORAGE or future customization; all complemented by a beautifully maintained BUNGALOW and a private backyard retreat! Inside, you are welcomed by warm laminate flooring and an inviting open concept layout designed for both everyday living and entertaining. The spacious living room is centred around a classic brick wood burning fireplace and flows seamlessly into the kitchen, complete with oak cabinetry, a stacked stone backsplash and a spacious island perfect for gathering with family and friends. The main floor offers three well appointed bedrooms, a full bathroom and a primary bedroom featuring its own private 2 piece ensuite. The fully developed lower level, with a separate entrance, provides exceptional flexibility and includes a large recreation/media room with a gas fireplace and built-in cabinetry, a fourth bedroom (non-egress window), a den/home office, an additional full bathroom, laundry and storage. Step outside and discover your own backyard oasis. A beautiful wood patio is surrounded by mature landscaping and stunning mature trees, creating a private setting for relaxing summer evenings or entertaining. The impressive TRIPLE GARAGE/SHOP also provides access to an UPPER DECK with VIEWS toward Winsport (COP) and the Bow River valley. Ideally located just steps from Bowmont Park and its extensive pathway, this home offers the perfect balance of nature and convenience. Enjoy quick access to Crowfoot Crossing, the YMCA, public library, schools, parks, and Bowness Park. This is more than just a home; it's a rare lifestyle opportunity in one of Calgary's most

desirable northwest communities. Book your private showing today!