



GRASSROOTS
REALTY GROUP

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307 Silverthorn Way NW
Calgary, Alberta

MLS # A2335043



\$939,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,291 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Open house: Sat Aug 08, 2026 and Sunday Aug 09, 2026 from 12-2PM Welcome to this beautifully renovated and meticulously maintained bi-level, ideally located on a quiet, family-friendly street in the highly sought-after community of Silver Springs. Offering 5 bedrooms, 3 full bathrooms, and a functional layout, this move-in ready home delivers the perfect blend of modern updates, comfort, and convenience. The bright main floor is filled with natural light and features a spacious living room that flows into the dining area and well-appointed kitchen, creating an inviting space for both everyday living and entertaining. Generously sized bedrooms and thoughtfully updated finishes add to the home's appeal. The fully developed basement offers exceptional flexibility with a rare separate rear entrance, making it ideal for extended family, teenagers, guests, a home office, recreation space. Step outside to enjoy a beautifully landscaped, private backyard with no direct rear neighbors. The oversized 16.6' x 24.8' detached garage includes workshop space, while the massive RV parking pad provides plenty of room for recreational vehicles, trailers, or additional parking. Silver Springs is one of Calgary's most established and desirable northwest communities, known for its mature trees, quiet streets, and outstanding amenities. Enjoy easy access to Bowmont Park, the Bow River pathway system, Silver Springs Botanical Gardens, the community outdoor pool, skating rink, tennis and pickleball courts, baseball diamonds, basketball courts, playgrounds, pump track, off-leash dog park, and an active community association offering year-round programs and events. Families will appreciate the excellent nearby schools, while everyday conveniences are just minutes away at Crowfoot Crossing, Market Mall, and neighborhood shopping.

centers with grocery stores, restaurants, caf  s, medical clinics, fitness facilities, and entertainment. Commuting is effortless with quick access to Crowchild Trail, Stoney Trail, Nose Hill Drive, and Highway 1. The University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, SAIT, and WinSport are all nearby, while weekend escapes to Banff, Canmore, Kananaskis, and the Rocky Mountains are within easy reach. Offering updated living spaces, exceptional parking, a private backyard, and an unbeatable location, this outstanding Silver Springs home is ready for you to move in and enjoy.