



GRASSROOTS
REALTY GROUP

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112 Silverthorn Road NW
Calgary, Alberta

MLS # A2343389



\$675,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	1975 (51 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/a

Welcome to this spacious 6-bedroom bungalow in the highly desirable community of Silver Springs, conveniently located near Crowfoot Shopping Centre, the LRT, parks, pathways, and a wide range of amenities. The bright and inviting main floor features four spacious bedrooms, a large full bathroom, and a convenient 2-piece ensuite in the primary bedroom. The sun-filled living room offers large windows and a cozy wood-burning fireplace with a brick surround, creating a warm and welcoming gathering space. The adjoining kitchen provides plenty of counter and cabinet space, along with a convenient breakfast bar for casual dining. One of the standout features of this property is the fully developed illegal basement suite with a separate entrance, offering excellent flexibility for extended family or potential rental use. The lower level features two spacious bedrooms with newer egress windows, a private kitchen/cooking area, a full bathroom, its own separate laundry, and additional storage space. With its separate entrance, two bedrooms, kitchen area, bathroom, and dedicated laundry, the lower level provides a highly functional and independent living arrangement. Outside, you'll find a large, fully fenced backyard surrounded by beautiful mature trees, along with a double detached garage. All major big-ticket items have been taken care of recently, with a new roof installed in 2018, a new water tank (2021), new egress basement windows in the downstairs bedrooms (2019) and a newer high-efficiency furnace (2016) too! Silver Springs is known for its outstanding access to nature and recreation. Enjoy nearby Bowmont Park, Baker Park, Bowness Park, the Botanical Gardens of Silver Springs, river pathways, and the community's outdoor swimming pool. Transit is within walking distance, the University of Calgary is only a few LRT stops away, and Crowfoot's extensive

shopping, dining, and services are less than a five-minute drive. With six bedrooms, an illegal basement suite with separate entrance and laundry, a large private yard, and an excellent northwest Calgary location, this property offers exceptional versatility and potential. Come see everything Silver Springs has to offer!