

323 Silverthorn Way NW  
Calgary, Alberta

MLS # A2227274



**\$790,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Pie Shaped Lot, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Quartz Counters		

**Inclusions:** Wood in the garage, work bench in the garage,

Welcome to this beautifully maintained home in the heart of Silver Springs—a perfect blend of comfort, convenience, and thoughtful updates. Situated on a cul-de-sac and generous pie-shaped lot, this property offers stunning sunrise views from the back deck—a perfect spot to start your day with a quiet sip of coffee while the city slowly comes to life. Inside, you'll find paint-grade ceilings on the main floor, a fully renovated kitchen featuring modern cabinetry, updated appliances, and a fresh, stylish design. The bathrooms have also been tastefully renovated, bringing a sense of luxury and ease to your everyday routines. Key upgrades include a recently updated roof, new west-facing window, and a furnace report confirming everything is running smoothly—giving you peace of mind that this home has been exceptionally well cared for. The spacious backyard is ideal for family living, with ample room to add that dream garage or garden retreat—and includes a dedicated dog run for your furry family members to enjoy safely. Families will love the unbeatable location—walking distance to scenic pathways down to the Bow River, the Silver Springs Shopping Centre, Silver Springs Outdoor Pool, and three sought-after elementary schools: St. Sylvester School (French Immersion), W.O. Mitchell School (Spanish Immersion), Silver Springs School. Whether you're watching the sunrise, exploring the river pathways, or settling into a community known for its schools and outdoor spaces, this home is ready for your next chapter.