



ROYAL LEPAGE REAL ESTATE SERVICES NANCY SAEDI Brokerage

FOR SALE

DETACHED

MLS# C13480112

21 Forest Heights Boulevard, Toronto, ON M2L 1G4

St. Andrew-Windfields, Toronto · M2L 1G4

C\$ 5,998,000

6	7	4,250	10	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Red-brick Georgian Estate In A Prestigious Neighbourhood. Welcome To This Timeless Luxury Residence Offering Approximately 6,260 Sq Ft Of Refined Living Space, Nestled On An Expansive 100 By 133.66 Ft Lot With Mature Trees And A Gated Front Garden. Step Inside To A Grand Two-storey Foyer Featuring Polished Marble Floors, A Showstopping Chandelier, And An Elegant Curved Staircase. Rich Hardwood Floors And Custom Millwork Flow Seamlessly Throughout The Main And Upper Levels. The Chefs Kitchen Is Outfitted With High-end Appliances, Sleek Cabinetry, Quartz Counters, Brass Hardware, And An Oversized Island Perfect For Entertaining. Multiple Walk-outs Extend To A Spacious Outdoor Deck With Distinct Lounge And Dining Areas, Ideal For Hosting Or Relaxing In Privacy. This Home Boasts Generously Sized Bedrooms With Custom Closets And Sun-filled Windows. Spa-inspired Bathrooms Feature Heated Floors, Double Vanities, Luxurious Tilework, Custom Cabinetry, And Designer Gold Fixtures. The Fully Finished Basement Redefines Lifestyle Living featuring A Billiards Area, Home Gym With Mirrored Walls, Yoga And Meditation Room, A Stunning Glass-enclosed Wine Display, Full Bathroom With Walk-in Shower, And A Stylish Bar With Built-in Cabinetry. Two Separate Laundry Roomson One On The Upper Level And One In The Basement offer Added Functionality. The Private Backyard Is Surrounded By Lush Landscaping And Includes A Large Deck With BBQ Hook up, Multiple Sitting Zones, And Walk-outs To Upper Balconies Overlooking The Treed Grounds. Ideally Located Near Top-ranked Schools, Scenic Parks, And Upscale Amenities, This Exquisite Property Blends Elegant Design, Modern Comfort, And Resort-like Living offering A Rare Opportunity In One Of The City's Most Desirable Neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

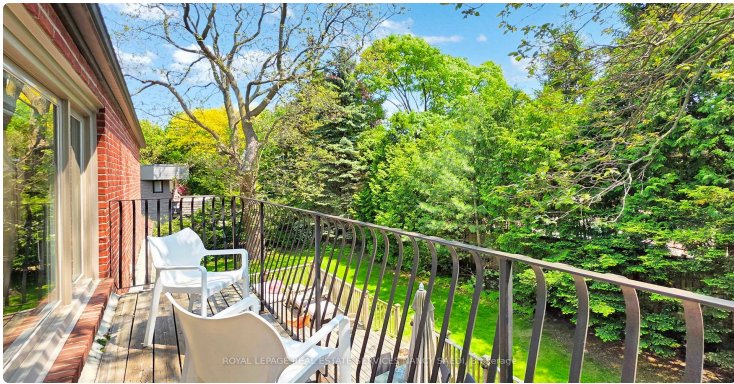
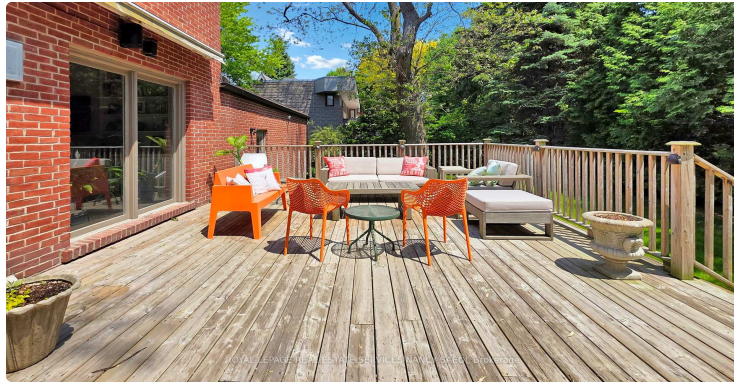
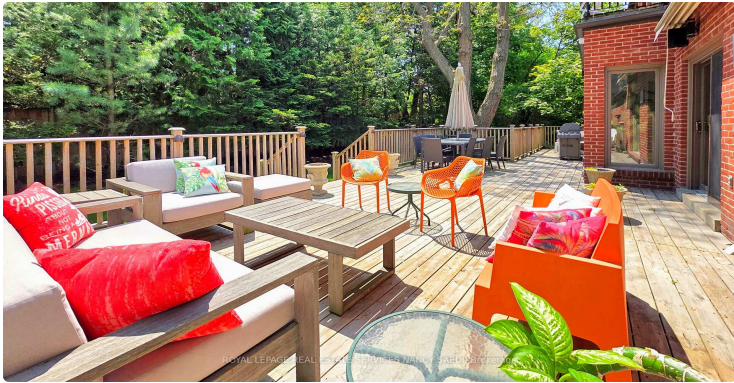
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	10 spaces
ANNUAL TAX	\$20,413
POSTAL CODE	M2L 1G4
NEIGHBOURHOOD	St. Andrew-Windfields

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Fireplace, French Doors
Dining Room	Main	—	Overlooks Garden, W/O To Patio, Formal Rm
Family Room	Main	—	B/I Shelves, Fireplace, W/O To Patio
Kitchen	Main	—	Family Size Kitchen, W/O To Deck, B/I Appliances
Office	Main	—	B/I Shelves, 6 Pc Ensuite, W/O To Patio
Primary Bedroom	Second	—	His and Hers Closets, 6 Pc Ensuite, W/O To Patio
Bedroom 2	Second	—	B/I Shelves, Closet, Window
Bedroom 3	Second	—	Overlooks Frontyard, Double Closet, 4 Pc Ensuite
Bedroom 4	Second	—	Overlooks Frontyard, B/I Shelves, Double Closet
Bedroom 5	Second	—	Walk-In Closet(s), B/I Shelves, Open Concept
Recreation	Basement	—	Fireplace, Wet Bar, Open Concept
Exercise Room	Basement	—	Above Grade Window, 2 Pc Ensuite, Mirrored Walls

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES NANCY SAEDI

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.