



FOR SALE

DETACHED

MLS# C13595816

150 Sandringham Drive ., Toronto, ON M3H 1E3

Lansing-Westgate, Toronto · M3H 1E3

C\$ 6,600,000

5	4	4,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

150 Sandringham Dr - Where Heritage Character Meets Architectural Daring on an Armour Heights Ravine. At the heart of the home - a breathtaking double-height room, a two-storey wall of glass dissolves the line between living space and the ravine beyond. The kitchen is finished in warm wood millwork with a waterfall marble island, brass fixtures and integrated appliances, a gracious separate dining room and adjoining sitting room offer the scale and elegance. A striking open staircase with glass railings rises past a black marble slab feature and a wood-slat partition to the upper level. The primary retreat: wood-panelled headboard wall, custom dressing room with bespoke vanity and millwork, generous walk-in closets, spa-inspired ensuite. Additional bedrooms are bright and beautifully appointed, each capturing leafy ravine or treetop views through oversized windows. The fully finished walkout lower level has polished marble floors, a glass-railed staircase, stylish wet bar, expansive recreation & family area, and direct access to the patio. Further bedrooms and ample storage - plus an attached garage with built-in shelving - round out a layout that lives as comfortably as it impresses. A freeform pool, multi-level composite decking with glass railings, a flagstone patio, a timber pergola and an outdoor fireplace step down through the trees in a private, almost resort-like progression. The property backs directly onto the West Don River valley - the protected ravine corridor linking Earl Bales Park and Gwendolen Park - offering trail access, mature-forest privacy and a connection to nature that is virtually impossible to replicate this close to the city. All of it in coveted Armour Heights, minutes from top public and private schools, golf, Avenue Road and Yonge, and with quick Highway 401 access. A home of genuine architectural significance, 150 Sandringham is for the buyer who wants character and craftsmanship without compromising on contemporary drama.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ Ravine

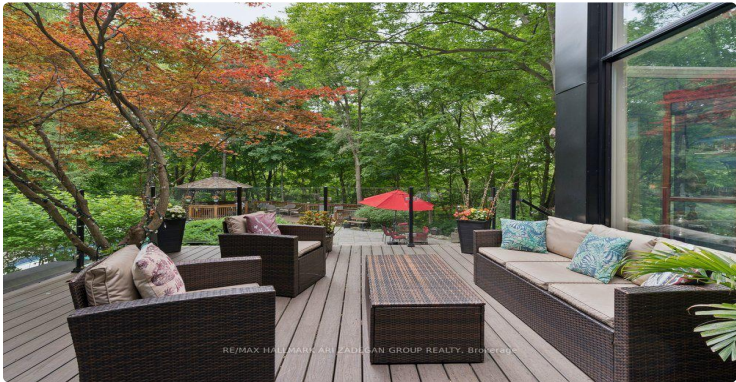
PROPERTY DETAILS

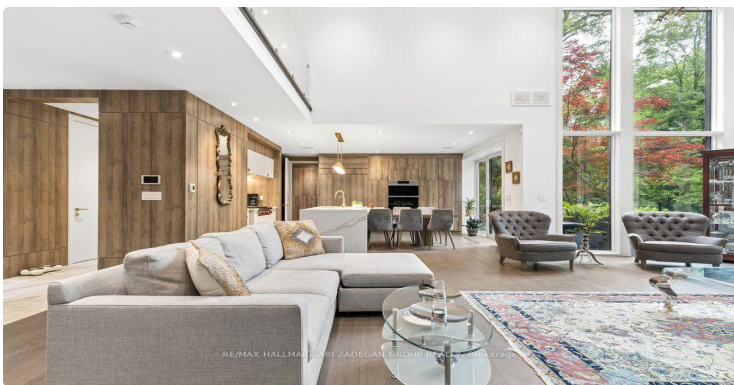
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	2 spaces
ANNUAL TAX	\$25,277
POSTAL CODE	M3H 1E3
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	—
Family Room	Ground	—	—
Living Room	Ground	—	—
Dining Room	Ground	—	—
Den	Ground	—	—
Breakfast	Ground	—	—
Kitchen	Ground	—	—
Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—

GALLERY





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