



FOR SALE

DETACHED

MLS# C13623352

303 Ridley Boulevard, Toronto, ON M3H 1K8

Lansing-Westgate, Toronto · M3H 1K8

C\$ 2,790,000

5	6	2,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

*****Custom Re-built Masterpiece in Prime Armour Heights***** A striking custom residence in the prestigious Armour Heights community, offering over 4+1 bedrooms and 6 bathrooms across a thoughtfully designed, modern layout. Soaring ceilings, wide-plank light hardwood flooring, and expansive windows create a bright, airy atmosphere throughout. The main level is tailored for both everyday living and entertaining, featuring a private office, elegant formal living and dining spaces with a convenient server, along with a well-organized mudroom and powder room. At the heart of the home, a designer kitchen showcases quartz surfaces, a waterfall island with breakfast seating, and seamless flow into a generous family room and dining area-ideal for hosting. Walk out to a custom wood deck overlooking an exceptionally deep backyard, perfect for outdoor living. Upstairs, the primary suite offers a refined retreat with a spa-inspired 5-piece ensuite, walk-in closet, and private balcony. Three additional bedrooms are well-appointed, including a semi-ensuite and a separate ensuite with a spacious walk-in closet. A second-floor laundry room adds everyday convenience. The lower level extends the living space with a large recreation area, a flexible nanny or guest suite with its own ensuite, an additional bathroom, and a second laundry area. A walk-out provides direct access to the backyard for seamless indoor-outdoor integration. Complete with an attached garage and located within the sought-after Summit Heights PS and William Lyon Mackenzie CI school zones. Just moments from Highway 401, the Bathurst Corridor, shopping, dining, and everyday amenities

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,016
POSTAL CODE	M3H 1K8
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Family Room	Main	—	—
Library	Main	—	—
Mud Room	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—
Recreation	Lower	—	—

GALLERY





LISTING AGENT

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