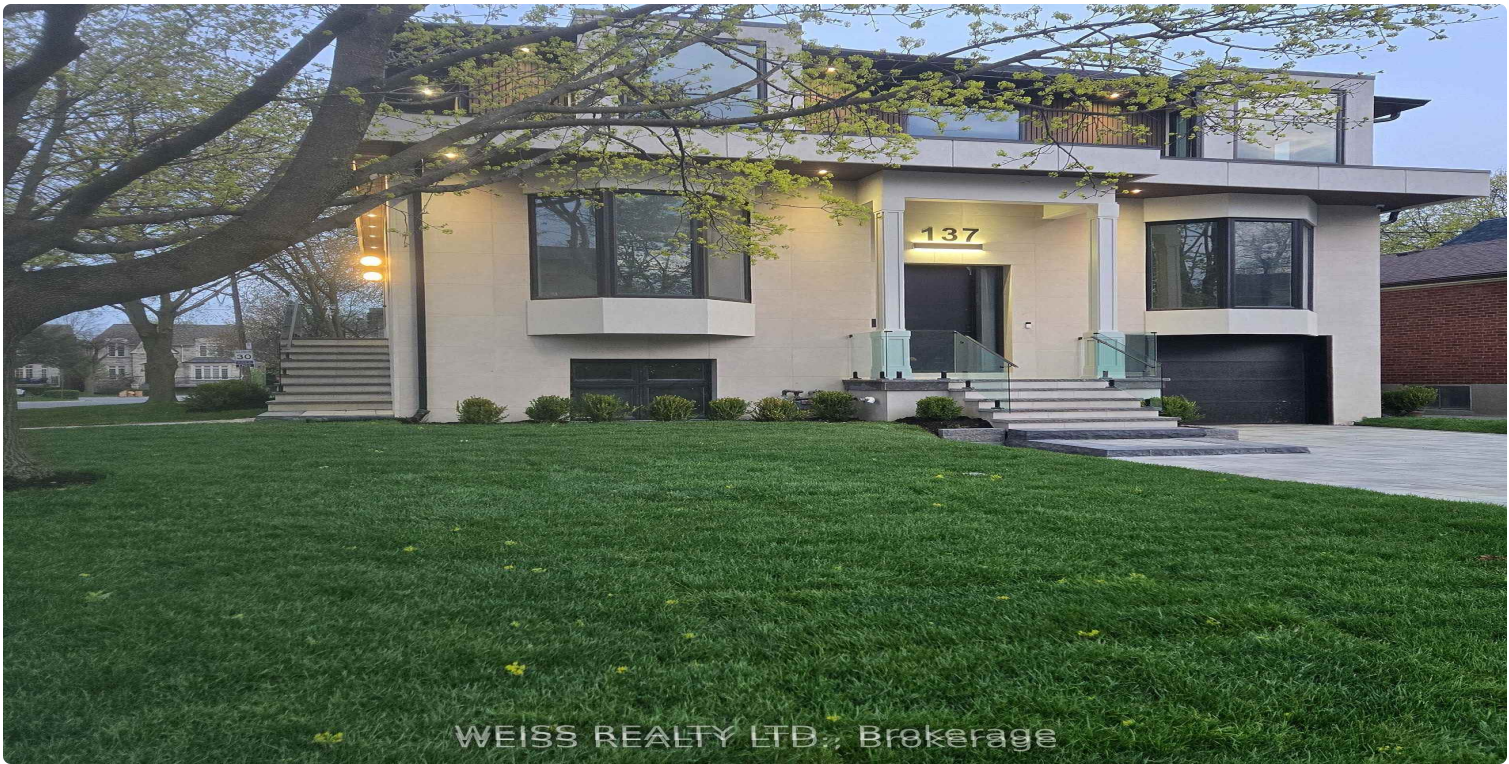




FOR SALE

DETACHED

MLS# C13712690

137 Bannockburn Avenue, Toronto, ON M5M 2N4

Bedford Park-Nortown, Toronto · M5M 2N4

C\$ 3,549,000

6	7	4,250	5	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This Exquisit Home Exemplifies Elegant & Luxury Family Living,which cannot be rebuilt, at the present asking price. It is a large residence in a desirable location. Premium Finishes Beautifully-Executed Custom Features At Every Turn. Generous 4 +1 bedrooms, 7 bathrooms, finished basement with two separate walkouts. 4 Car Driveway & attached Garage. HEATED/snow melt system for both front and side exterior stairs, with automatic weather sensor. Extraordinary Fenced Backyard corner lot -AMENABLE TO BUILD A POOL- **see pool rendering ** Outstanding Principal Spaces Presenting Extra High Ceilings, beautiful-wide plank engineered hardwood Floors and decorated ceiling treatment. Family Room W/ Gas Fireplace, Built-In Bookshelves & Bay Windows. Beautiful Dining Room, Gracious Chefs Kitchen W/ Marble Countertops, High-End Appliances, 2 sinks stations. Central Island & Breakfast Area. Walk out to a large deck with natural gas BBQ connection. Rough-in for electric awning over deck . Family Room and basement with Walk-Outs To Backyard. Stylish Office Featuring Integrated Bookcases & Bay Window. Impeccably Conceived second floor with Wet Bar & built in bar fridge. Primary Suite with 6-Piece Ensuite Of Spa-Like Quality, heated floors; full size stacked washer and dryer. Wired wi-fi booster; Smart Home controlled Hub, Multiple wall mounted Alexa Screen for smart home control. Main floor smart WiFi switches, Nest Thermosts, Integrated security camera system with 6 cameras and NVR recorder, Sonos system with built in ceiling speakers. ALL BDRMS HAVE ENSUITE BATHS. Well-Appointed Basement at 10 ft+ High Ceilings, Vast Entertainment Room W/ Adjoining Recreation Area, Nanny Suite, two 4-Piece Bathrooms & Fitness Room with rock climbing wall. Rooms are virtually staged. ALL Features detailed in Schedule below.PROP TAXES TO BE REASSESED Superb Location Short Walk To everything.... *** A VENDOR TAKE BACK FIRST MORTGAGE UP TO \$2,000,000 IS AVAILABLE TO QAULIFIED BUYER AT REASONABLE RATE***.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Library
- ✓ School
- ✓ Park
- ✓ New Build

PROPERTY DETAILS

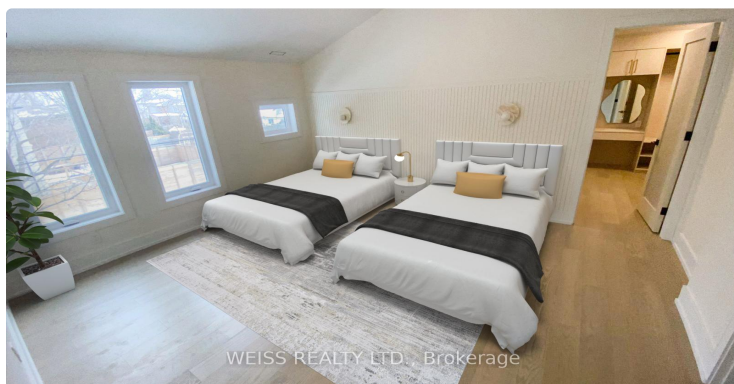
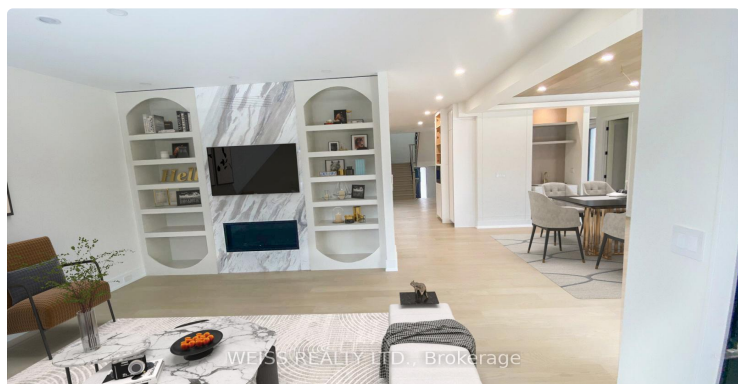
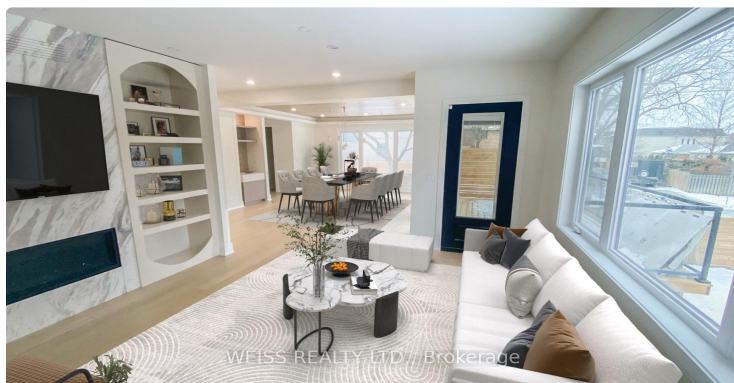
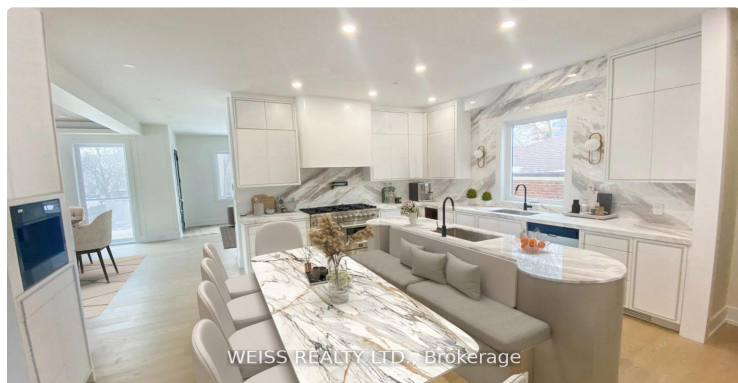
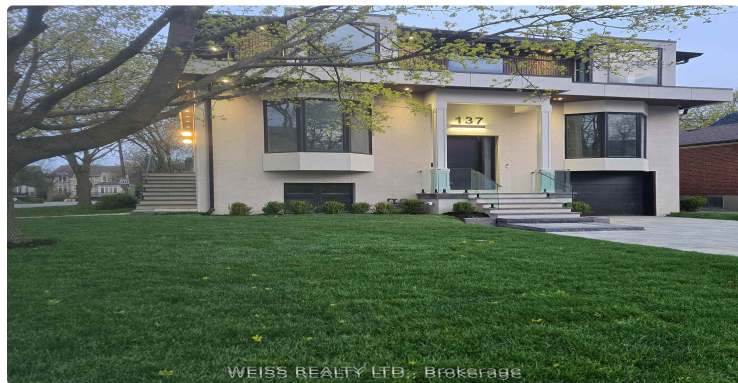
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full, Separate Entrance
FACING	North
AGE	New years
AREA RANGE	3500-5000 sqft
PARKING	5 spaces
ANNUAL TAX	\$8,491
POSTAL CODE	M5M 2N4
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Combined w/Dining, Walk-In Closet(s)
Dining Room	—	—	2 Pc Bath
Family Room	Main	—	W/O To Sundeck
Kitchen	—	—	Breakfast Bar, Family Size Kitchen, Pantry
Office	Main	—	B/I Bookcase, Large Window
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	4 Pc Ensuite
Bedroom 3	Second	—	Walk-In Closet(s)
Bedroom 4	Second	—	4 Pc Ensuite
Utility Room	Second	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	3 Pc Bath
Exercise Room	Basement	—	3 Pc Bath
Play	Basement	—	Walk-Out
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.