



FOR SALE

DETACHED

MLS# C13731758

44 Cotswold Crescent, Toronto, ON M2P 1N2

St. Andrew-Windfields, Toronto · M2P 1N2

C\$ 4,888,000

6	5	4,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Perfectly situated on one of St.Andrew-Windfield's most coveted Streets-Welcome to 44 Cotswold Crescent-A Distinguished Custom Built Residence Offering Over 4000 Square Feet of Beautifully Appointed Living Space. Grand Principal Rooms, 3 Prestigious Fireplaces, A perfect blend of refined finishes and thought out floorplan. The Main Floor Features Distinctive Architectural Details-Greeted by a grand foyer with Columns framing the entrances to two principal rooms at both sides- An impressive library featuring solid wood built-in bookcases and on the other, a guest room with intricate detailed mouldings and grandeur wooden fireplace mantle. Step into the grand formal foyer with a soaring masterpiece staircase with a distinguished white turned balusters with detailed craftsmanship. Graciously sized- kitchen handcrafted and custom designed by the renowned Falcon Kitchen with a generous sized island perfect for entertaining and breakfast area surrounded by green lush backyard view and plenty of sunlight. Walk alongside the sun filled oak doors and oak framed windows of the backyard, you will be greeted to a wonderfully curated family room with oakwood ceiling beams and built-in shelves. The floorplan flows beautifully upstairs: Four well-proportioned bedrooms, including a spacious Primary bedroom with a formal ensuite retreat & A walk-in closet. Oversized recreation room, a private sauna and plenty of storage space in the basement level. A rare architectural masterpiece rarely available In The Heart Of St.Andrew-Windfield's, steps from Top-Ranked Public and Private Schools. Beautiful South East Exposure, Well-Landscaped Backyard Creates A Private Outdoor Retreat Perfect for Effortless Summer Entertaining. Lot is surrounded by mature trees offering private sanctuary in the heart of the city and backing onto the park for even more privacy. A gated two car garage allows for added security.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Place Of Worship
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Other

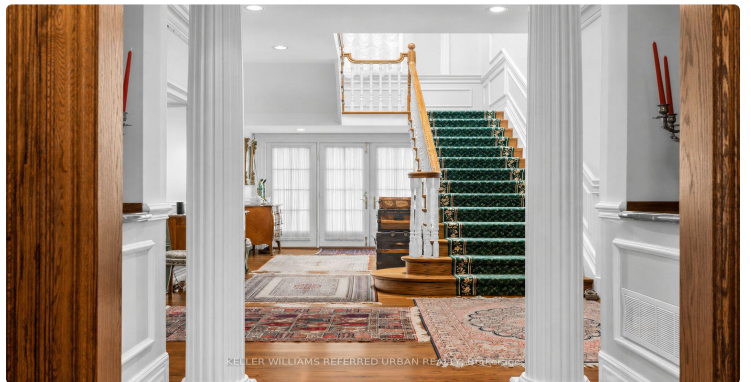
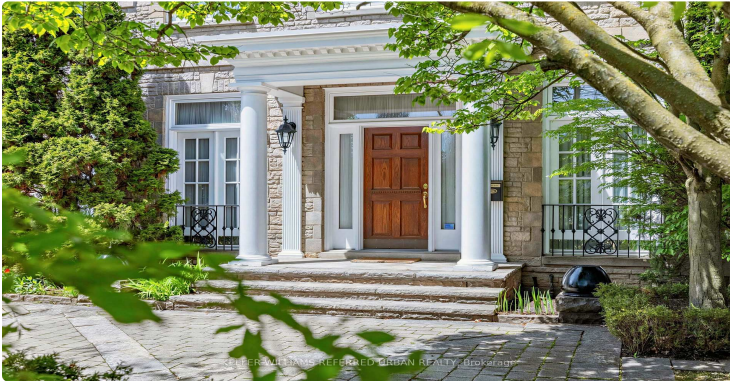
PROPERTY DETAILS

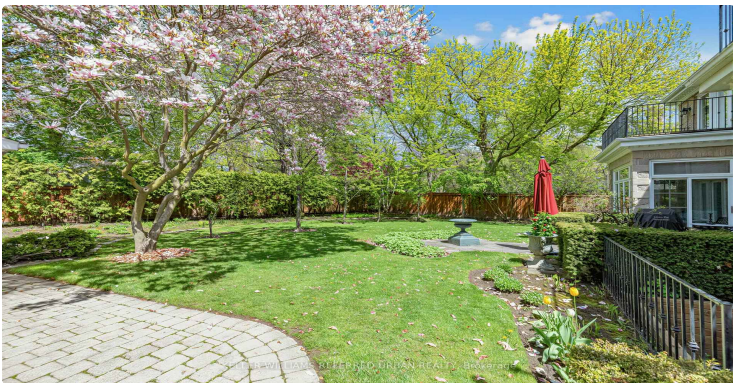
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
ANNUAL TAX	\$18,905
POSTAL CODE	M2P 1N2
NEIGHBOURHOOD	St. Andrew-Windfields

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Broadloom, Window, Closet
Bedroom	Second	—	Large Window, Broadloom, Pot Lights
Kitchen	Main	—	Window, Centre Island, W/O To Patio
Bedroom	Lower	—	Broadloom, Closet, Pot Lights
Library	Main	—	Large Window, Fireplace, Moulded Ceiling
Recreation	Lower	—	Broadloom, Closet, Window
Bedroom	Second	—	Broadloom, Large Window, Closet
Bedroom	Lower	—	Broadloom, Closet, Window
Breakfast	Main	—	Large Window, W/O To Patio, Combined w/Kitchen
Laundry	Main	—	Side Door
Bedroom	Second	—	Broadloom, Large Window, Closet
Bedroom	Second	—	B/I Desk, Broadloom, Closet
Family Room	Main	—	Fireplace, Wainscoting, Pot Lights
Living Room	Main	—	Moulded Ceiling, Window, Fireplace
Dining Room	Main	—	Bar Sink, Moulded Ceiling, Window

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.