



FOR SALE

DETACHED

MLS# C13737220

17 Ardworld Gate, Toronto, ON M5R 2W1

Casa Loma, Toronto · M5R 2W1

C\$ 34,500,000

8	11	—	20	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Perched Above The City Skyline. One Of The Most Architecturally Significant And Breathtaking Estates In Toronto, Discretely Nestled At The End Of A Cul-De-Sac. This Luxurious Residence Offers Stunning Views At Every Turn And Is Just A Short Walk To The Historical Casa Loma Landmark, Sir Winston Churchill Park, And All Other Amenities. This Estate Boasts Over 15,200 Square Feet Of Meticulously Designed Living Space, Crafted By Its Owner With The Finest Materials And State-Of-The-Art Innovation And Technology. Accommodate Eleven Cars With An Interior Parking Space Complete With Its Very Own Turntable And Car Wash. The Grand Main Level Features Soaring 12-Foot Ceilings, A Private Elevator, And A Chef-Inspired Kitchen With A Walk-In Fridge And Spacious Butlers Pantry. The Sprawling Primary Suite Includes An Impressive Sitting Area And An Opulent 8-Piece Marble Bath Fit For Royalty, While All Family Bedrooms Feature Ensuites. The Third Floor Offers State-Of-The-Art Gym/Spa Amenities With Dry And Wet Saunas, A Terrace, And A Hot Tub. The Lower Level Boasts A Cinematic Home Theatre, Kidzone Playroom, Catering Kitchen, Staff Quarters, And Fully Automated Dual Wine Cellars. The Gated Residence Features An Indiana Limestone Faade, Heated Driveway, Walkways, And Rear Stone Terrace. Meticulously Landscaped Gardens Include Multiple Water Features, An Outdoor Kitchen, Lounging Areas, A Breathtaking Concrete Pool With An Automated Cover, An Outdoor Fire Pit, And A Separate Cabana With A Change Room And 3-Piece Washroom. This Contemporary Opulence Sets A New Standard Of Luxury Living, Offering An Unparalleled Lifestyle For The Discerning Buyer.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

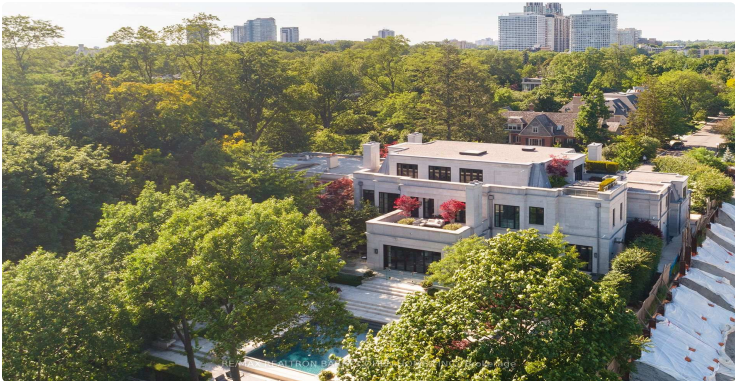
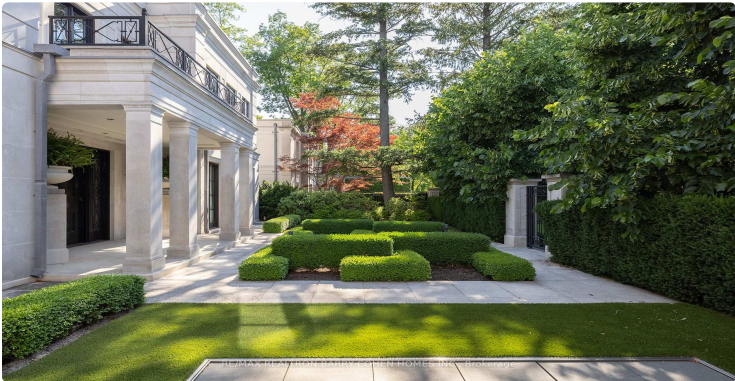
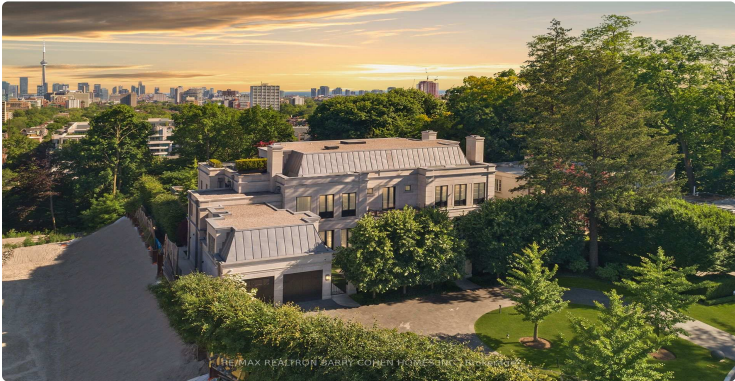
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	5000 + sqft
PARKING	20 spaces
ANNUAL TAX	\$82,814
POSTAL CODE	M5R 2W1
NEIGHBOURHOOD	Casa Loma

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Fireplace, Panelled, Hardwood Floor
Dining Room	Main	—	French Doors, Hardwood Floor, Gas Fireplace
Family Room	Main	—	Cathedral Ceiling(s), B/I Shelves, Gas Fireplace
Kitchen	Main	—	Heated Floor, Pantry, Stainless Steel Appl
Sunroom	Main	—	Hardwood Floor, Gas Fireplace, W/O To Terrace
Primary Bedroom	Second	—	His and Hers Closets, W/O To Terrace, 7 Pc Ensuite
Bedroom 2	Second	—	4 Pc Ensuite, B/I Closet, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Crown Moulding, 3 Pc Ensuite
Bedroom 4	Second	—	3 Pc Ensuite, B/I Closet, Hardwood Floor
Bedroom 5	Second	—	Closet, Hardwood Floor, 3 Pc Ensuite
Library	Third	—	B/I Bookcase, W/O To Terrace, Combined w/Br
Exercise Room	Third	—	Skylight, Hardwood Floor, Sauna

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.