



FOR SALE

DETACHED

MLS# C13755546

117 Yonge Boulevard, Toronto, ON M5M 3H2

Bedford Park-Nortown, Toronto · M5M 3H2

C\$ 7,998,888

6	11	—	8	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A landmark residence in the prestigious Cricket Club neighbourhood, this newly completed transitional home sits on a rare 50 x 150 ft lot and offers over 8,500 sq. ft. of refined living space across four levels, all serviced by a private elevator. Built with exceptional attention to detail, the home is also covered under Tarion warranty for added peace of mind. A striking Indiana limestone exterior with modern aluminum detailing sets the tone, opening to an interior defined by heated marble floors, custom millwork, and thoughtfully curated designer lighting. The principal rooms offer a perfect balance of elegance and everyday comfort, ideal for both entertaining and family living. The gourmet kitchen is a true showpiece, featuring a dramatic marble island, custom cabinetry, and a fully equipped hidden prep kitchen. It flows seamlessly into the expansive family room, where soaring double-height ceilings and oversized windows fill the space with natural light and overlook the walk-out deck, landscaped grounds, and heated Gib-San pool. The home features five generously sized bedrooms, each complete with its own ensuite and custom closet. The primary suite offers a luxurious retreat with a fireplace, an impressive two-storey dressing room with centre island, and a spa-inspired ensuite with steam shower and freestanding tub. The lower level is designed for both relaxation and recreation, offering radiant heated floors, a spacious rec room with full bar, home theatre, private gym, and an additional guest suite. Additional features include a heated two-car garage with lift capability, heated driveway, walkway, and porch, as well as a Control4 smart home system for seamless living. An automated pool system adds convenience and ease of maintenance. Ideally located just moments from top-rated schools, private clubs, and the amenities of Yonge Street, this exceptional home offers a rare opportunity in one of Toronto's most sought-after communities.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AGE	New years
AREA RANGE	5000 + sqft
PARKING	8 spaces
POSTAL CODE	M5M 3H2
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 5	Third	—	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Family Room	Third	—	Hardwood Floor, Balcony, 3 Pc Ensuite
Bedroom 4	Second	—	Hardwood Floor, Closet, 3 Pc Ensuite
Game Room	Lower	—	Heated Floor, Combined w/Great Rm, Porcelain Floor
Recreation	Lower	—	Heated Floor, Fireplace, Walk-Out
Living Room	Main	—	Hardwood Floor, Wall Sconce Lighting, Fireplace
—	Lower	—	Heated Floor, Walk-In Closet(s), 4 Pc Ensuite
Media Room	Lower	—	B/I Bar, Built-in Speakers
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Coffered Ceiling(s)
Bedroom 3	Second	—	Hardwood Floor, Closet, 3 Pc Ensuite
Foyer	Main	—	Heated Floor, Window Floor to Ceiling, Closet Organizers
Bedroom 2	Second	—	Hardwood Floor, Double Closet, 3 Pc Ensuite
Office	Main	—	Hardwood Floor, B/I Bookcase, Wall Sconce Lighting
Kitchen	Main	—	B/I Appliances, Centre Island, Open Concept
Exercise Room	Lower	—	Double Doors, Window, 3 Pc Ensuite
Family Room	Main	—	Window Floor to Ceiling, Fireplace, Overlooks Backyard
Primary Bedroom	Second	—	Walk-In Closet(s), Window Floor to Ceiling, 5 Pc Ensuite

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

Email: pshaganenko@gmail.com

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