



HARVEY KALLES REAL ESTATE LTD., Brokerage

FOR SALE

DETACHED

MLS# C13759126

451 Cranbrooke Avenue, Toronto, ON M5M 1N6

Bedford Park-Nortown, Toronto · M5M 1N6

C\$ 5,195,000

5	6	3,250	5	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Brand-new custom-built luxury residence by Kholes Corp., ideally situated on one of Bedford Park's most coveted streets with no through traffic. Offering approximately 4,500 sq. ft. of thoughtfully designed living space, this exceptional home showcases refined design, impeccable craftsmanship, and elegant designer finishes throughout. The main level features soaring 10-foot ceilings, herringbone hardwood floors, a private office, formal dining room, and an open-concept family room overlooking the backyard. The gourmet chef's kitchen is appointed with premium built-in appliances, custom cabinetry, an oversized island, and a fully equipped walk-in pantry with its own sink and dishwasher. The second level continues with 10-foot ceilings and offers four generously sized bedrooms, each with its own ensuite, including a luxurious primary retreat with floor-to-ceiling windows, a spacious walk-in closet, and a spa-inspired 7-piece ensuite. The bright walkout lower level features radiant heated floors, impressive 11'6" ceilings, dramatic floor-to-ceiling sliding doors, a large recreation room with golf simulator potential, a fifth bedroom, and abundant storage. Additional highlights include a snow-melt heated driveway, wiring for automated blinds throughout, and exceptional attention to detail at every turn. An outstanding opportunity to own a brand-new luxury home in one of Toronto's most sought-after neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	New years
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
ANNUAL TAX	\$9,562
POSTAL CODE	M5M 1N6
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

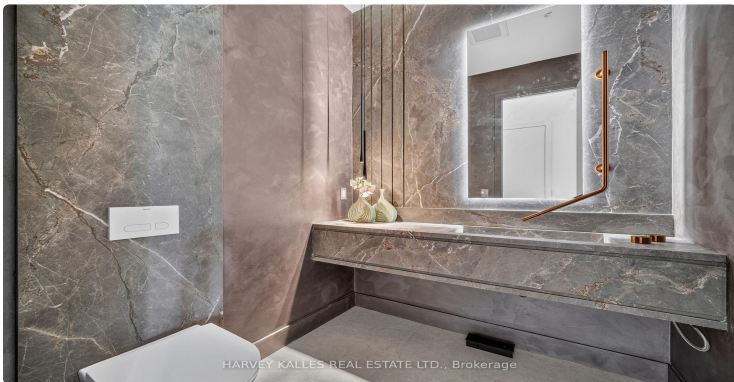
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Heated Floor, Large Closet, Mirrored Walls

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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Window Floor to Ceiling, Built-in Speakers
Dining Room	Main	—	Hardwood Floor, Picture Window, LED Lighting
Office	Main	—	Large Window, B/I Bookcase, Hardwood Floor
Kitchen	Main	—	B/I Appliances, Pantry, Breakfast Bar
Breakfast	Main	—	Sliding Doors, W/O To Deck, Open Concept
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Window Floor to Ceiling
Primary Bedroom	Second	—	Window Floor to Ceiling, Walk-In Closet(s), 7 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Ensuite, Window
Bedroom 3	Second	—	Large Window, 4 Pc Ensuite, Hardwood Floor
Bedroom 4	Second	—	4 Pc Ensuite, Hardwood Floor, Picture Window
Laundry	Second	—	Laundry Sink, Porcelain Floor, Ceiling Fan(s)
Recreation	Basement	—	Heated Floor, Elevator, B/I Bar
Bathroom	Basement	—	4 Pc Bath, Porcelain Floor, Heated Floor
Laundry	Basement	—	Laundry Sink, Ceiling Fan(s)

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.