



FOR SALE

DETACHED

MLS# C13792464

75 Bannockburn Avenue, Toronto, ON M5M 2M9

Bedford Park-Nortown, Toronto · M5M 2M9

C\$ 4,988,000

5	5	4,250	6	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A south facing modern classic where architecture, natural materials, and comfort meet imperfect proportion. Set in one of Toronto's most sought after pockets, this Ledbury Park masterpiece was built by Oakland Custom Homes with architecture by Lauren Rose. Interiors by Wolfe Interior Design and landscape by Mark Pettes of MDP create a seamless flow from indoors to out. Every surface and system was selected without compromise.Ten foot ceilings on the main and eleven foot ceilings in the walk out lower level create volume and balance. Morning to evening light moves through open spaces that brings warmth and authenticity. The chef's kitchen features a complete Miele suite with built in coffee system, double ovens, two dishwashers, and a generous island that opens to the terrace and backyard. Control4 automation manages lighting, temperature, blinds, and sound from any device. Heated floors run throughout the home including the basement and the garage. The driveway and walkway feature a snow melt system for effortless winter comfort. Wellness is built in. Natural finishes in key living areas, abundant daylight from the south exposure, and a fully equipped gym on the lower level support daily routines with ease. The backyard is a private resort with a maintenance free saltwater pool, three waterfalls, an automated safety cover, a spa grade hot tub with SmartTub control, and a metal cabana with retractable roof, fire feature, and custom lighting. Mature trees create complete privacy and calm. Security is professional and discreet. Dual camera systems, reinforced entry upgrades provide quiet peace of mind. The home also features a 26 KW whole house generator and Kinetico water filtration systems. Three gas fireplaces and a heated epoxy garage that functions year round as a gym or workshop complete the picture. Avenue Road convenience includes short walks to cafes, restaurants, schools, wellness studios, medical clinics, and boutiques. A rare turnkey home.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Level
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

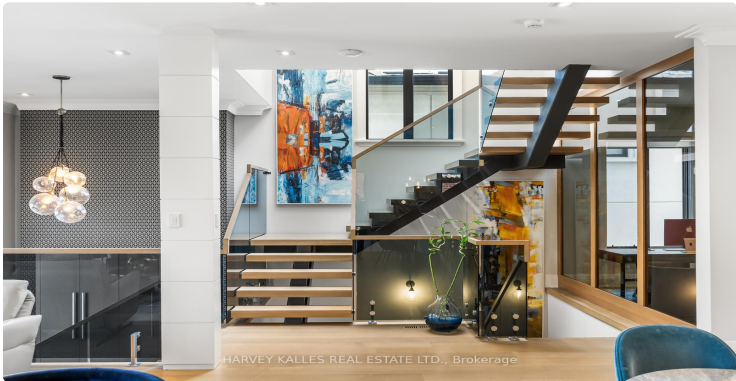
PROPERTY DETAILS

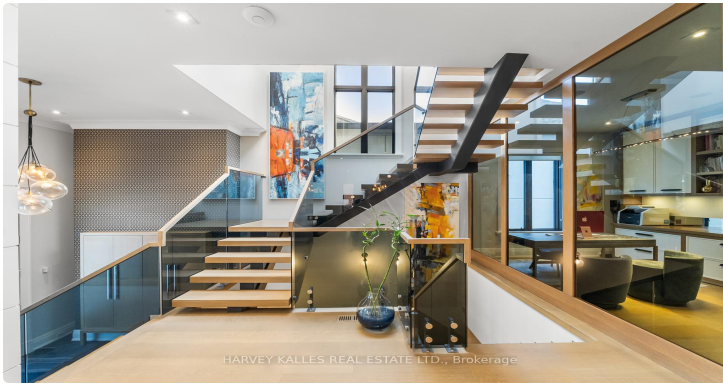
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	6-15 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$18,995
POSTAL CODE	M5M 2M9
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Foyer	Main	—	—
Office	Main	—	—
Family Room	Main	—	—
Kitchen	Main	—	—
Breakfast	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—
Bedroom 5	Basement	—	—
Exercise Room	Basement	—	—
Recreation	Basement	—	—
Cold Room/Cantina	Basement	—	—
Other	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.