



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage

FOR SALE

DETACHED

MLS# C13792764

17 Alderbrook Drive, Toronto, ON M3B 1E3

Banbury-Don Mills, Toronto · M3B 1E3

C\$ 10,800,000

7	10	—	14	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Architecturally Significant - Builder's Own On Lush One Acre Ravine Lot. Timeless Transitional Architecture. A Rare Custom Estate In The Highly-Coveted Neighbourhood Of Banbury-Bridle Path. Pool, Tennis Court & Overlooks Lush Ravine. Exceptional Luxury Appointments & Interior Amenities. Surrounded By Mature Trees, Natural Beauty, & Exclusive Privacy W/ Over 13,060 SF Of Luxurious Living Space And Resort-Like Rear Garden. Timeless Stucco & Brick Exterior Combined W/Frank Lloyd-Wright Style Cedar Overhangs Plus Copper Flashings & Eaves Throughout. A Long Snow Melting Private Drive & 4-Car Garage. Soaring Ceilings, Refined Millwork, Top-Tier Appliances, Custom Lighting, Control 4 Automation, Rich Hardwood, Abundant Natural Light, & Luxury Finishes Throughout. A Gourmet Kitchen Equipped W/ Premium Appliances, Centre Island, Large Breakfast Area W/ Walkout To Covered BBQ Balcony, Spacious Family Room All Overlooking The Serene Wooded Setting. Charming Wood-Paneled Library W/ Box Ceiling & Concealed Wet Bar. The Primary Retreat Features A Generous W/I Dressing Room & A Spa-Like 7-Piece Ensuite, Plus Sun-Drenched Sitting Room & Extraordinary Box Bay Window Overlooking The Rear Garden. Five Other Generously Sized Bedrooms Complete The Upper Level. The Lower Level Features A Sprawling Rec Room, Temperature Controlled Wine Room W/ Custom Storage For 800+ Bottles, Expansive Billiards Room, State-Of-The-Art Gym W/ Ensuite Sauna & Change Rooms, & Private Nanny Suite. A Grade-Level Walkout From The L/L To The Rear Garden Oasis Gives Access To A Spacious Covered Terrace, In-ground Heated Pool Plus Cabana, Majestic Lawns, Multiple Entertaining Areas, Lighted Sports Court Fit For Basketball And Tennis Plus Pickleball, & Outdoor BBQ Area. Located Minutes From Top Public & Private Schools, Top-Rated Golf Courses, Easy Access To The 401 & 404. This Is Truly a Rare Offering Combining Luxury, Comfort, & Convenience In One Of Toronto's Most Prestigious Enclaves!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Ravine
- ✓ Public Transit
- ✓ School
- ✓ Library
- ✓ Golf

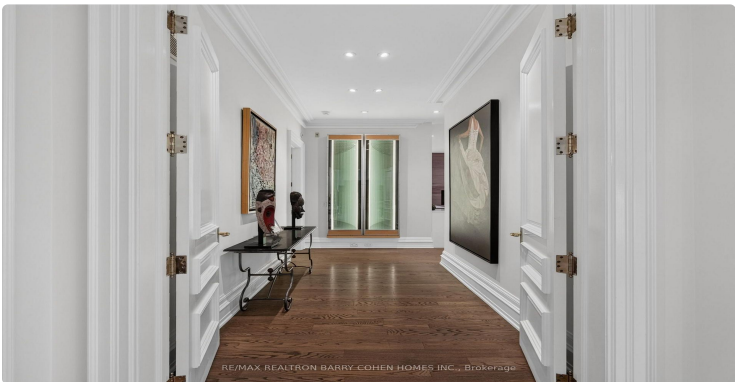
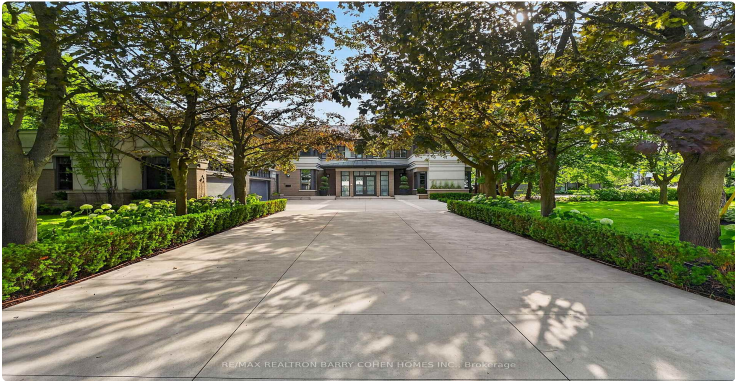
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	5000 + sqft
PARKING	14 spaces
ANNUAL TAX	\$40,789
POSTAL CODE	M3B 1E3
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	W/O To Terrace, Walk-In Closet(s), 3 Pc Ensuite
Living Room	Main	—	Fireplace, Overlooks Backyard, Hardwood Floor
Library	Main	—	Wet Bar, Hardwood Floor, Coffered Ceiling(s)
Bedroom 3	Second	—	Closet, Broadloom, Picture Window
Bedroom 5	Second	—	Closet, Hardwood Floor, W/O To Balcony
Recreation	Lower	—	Walk-Out, Hardwood Floor, Fireplace
Bedroom	Lower	—	4 Pc Ensuite, Double Closet, Window
Kitchen	Main	—	Centre Island, Breakfast Area, Stainless Steel Appl
Breakfast	Main	—	Walk-Out, Tile Floor, Window Floor to Ceiling
Family Room	Main	—	Skylight, Walk-Out, Hardwood Floor
Bedroom 4	Second	—	Hardwood Floor, W/O To Balcony, Closet
Game Room	Lower	—	Picture Window, Broadloom, B/I Shelves
Primary Bedroom	Second	—	Walk-In Closet(s), 7 Pc Ensuite, Combined w/Sitting
Dining Room	Main	—	Overlooks Backyard, Hardwood Floor, Double Doors
Sitting	Second	—	Combined w/Br, Skylight, Hardwood Floor
Bedroom 2	Second	—	W/O To Balcony, Walk-In Closet(s), Hardwood Floor
Foyer	Main	—	Marble Floor, Closet, Crown Moulding
Exercise Room	Lower	—	Sauna, Picture Window, 2 Pc Bath

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.