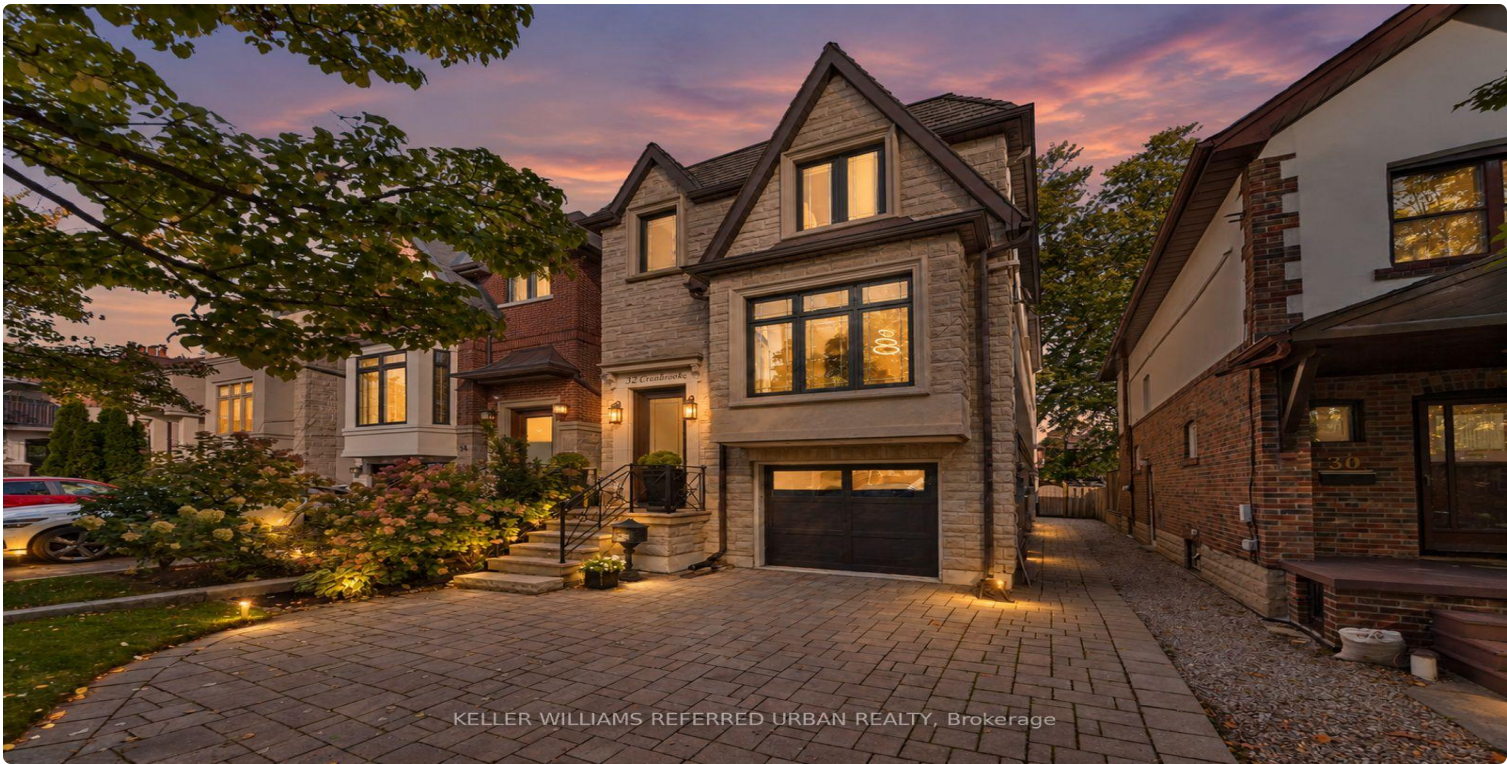




KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

FOR SALE

DETACHED

MLS# C13814970

32 Cranbrooke Avenue, Toronto, ON M5M 1M4

Lawrence Park North, Toronto · M5M 1M4

C\$ 2,768,000

5	4	2,250	3	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Pleasantville - where luxury living meets an unbeatable location! Discover an exceptional opportunity to live in one of Bedford Park's most desirable locations, just steps from Yonge Street's vibrant shops, cafés and restaurants, the TTC subway, beautiful parks and outstanding schools. This is neighbourhood living at its finest! This newer-built residence showcases sophisticated design and luxurious finishes throughout. Soaring 10-foot ceilings, rich hardwood floors and built-in ceiling speakers create an atmosphere of effortless elegance. The stunning chef's kitchen features premium Miele appliances, a spectacular quartzite waterfall island, an illuminated LED wine display and a convenient built-in storage. Retreat to the luxurious primary suite, complete with two closets and a spa-inspired ensuite featuring heated floors and a shower with invigorating body jets. The impressive walkout lower level is an entertainer's dream, boasting soaring 11-foot ceilings, heated floors, a built-in bar and seamless access to the backyard. Step outside to your professionally landscaped private oasis, featuring an interlock patio, spacious deck and gas BBQ hookup-perfect for summer entertaining and alfresco dining. Thoughtful upgrades provide added peace of mind, including a new flat roof membrane Nov 2022 and furnace April 2024. 32 Cranbrooke Avenue is more than just a home. It's an exceptional lifestyle in the heart of Bedford Park, where luxury, convenience and community come together beautifully.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

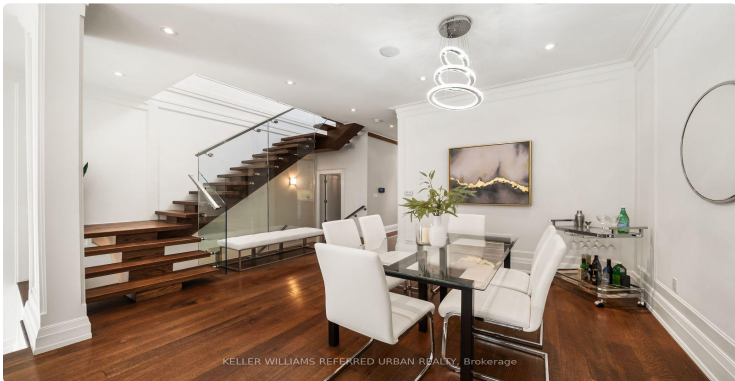
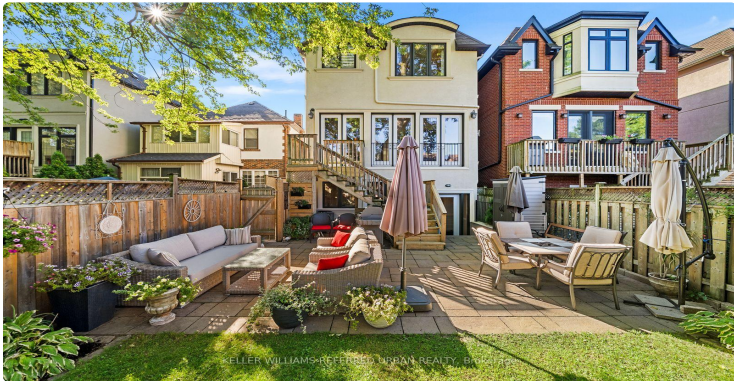
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	North
AGE	6-15 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,325
POSTAL CODE	M5M 1M4
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
32 Cranbrooke Avenue, Toronto, ON M5M 1M4			
KELLER WILLIAMS REFERRED URBAN REALTY			

Living Room	Main	—	Large Window, Wainscoting, Hardwood Floor
Dining Room	Main	—	Wainscoting, Crown Moulding, Hardwood Floor
Kitchen	Main	—	Centre Island, B/I Appliances, Quartz Counter
Family Room	Main	—	Fireplace, W/O To Deck, Pot Lights
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Closet Organizers
Bedroom 2	Second	—	Large Closet, Window, Hardwood Floor
Bedroom 3	Second	—	Large Closet, Large Window, Hardwood Floor
Bedroom 4	Second	—	Window, Closet, Hardwood Floor
Recreation	Basement	—	Fireplace, Wet Bar, W/O To Patio
Bedroom 5	Basement	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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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.