



FOR SALE

DETACHED

MLS# C13830842

# 38 Killdeer Crescent, Toronto, ON M4G 2W8

Leaside, Toronto · M4G 2W8

C\$ 3,895,000

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

## ABOUT THIS PROPERTY

Tucked away on one of North Leaside's most coveted streets, this exceptional ravine property offers a rare sense of space, privacy, and possibility. While its street frontage is understated, the pie-shaped lot widens almost immediately from the street, unfolding into an extraordinary park-like setting surrounded by mature greenery and overlooking the ravine. The existing detached bungalow offers over 2,000 square feet above grade, with generous principal rooms, three bedrooms, and expansive views across the property. A family room, with incredible vaulted ceiling, and primary bedroom overlooking the ravine make the natural setting an integral part of everyday life. The recently renovated lower level, fully above grade at the rear of the home with multiple walk-outs, adds remarkable flexibility with additional living, working, and guest space. For those drawn to the ease and scale of bungalow living, the home presents an increasingly rare opportunity to enjoy a substantial footprint in one of Toronto's most established neighbourhoods. For others, the nearly 300-foot-deep lot offers an extraordinary canvas upon which to create a one-of-a-kind custom residence in a truly special setting. Moments from Serena Gundy and Sunnybrook Parks, excellent schools, and the amenities of Leaside, this is a unique opportunity where exceptional land, ravine privacy, and long-term potential come together.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Wooded/Treed
- ✓ Fenced Yard
- ✓ Ravine
- ✓ Clear View

### PROPERTY DETAILS

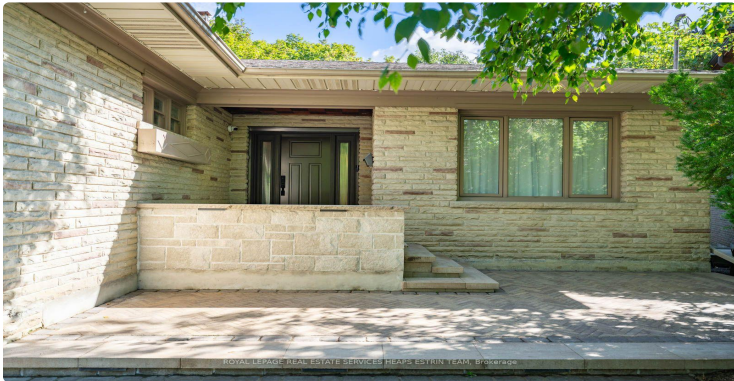
|                |                                                 |
|----------------|-------------------------------------------------|
| PROPERTY TYPE  | Detached                                        |
| LISTING STATUS | For Sale                                        |
| STYLE          | Bungalow                                        |
| PROPERTY TYPE  | Detached                                        |
| BASEMENT       | Finished with Walk-Out, Separate Entrance, Full |
| FACING         | East                                            |
| AREA RANGE     | 2000-2500 sqft                                  |
| PARKING        | 6 spaces                                        |
| ANNUAL TAX     | \$15,354                                        |
| POSTAL CODE    | M4G 2W8                                         |
| NEIGHBOURHOOD  | Leaside                                         |

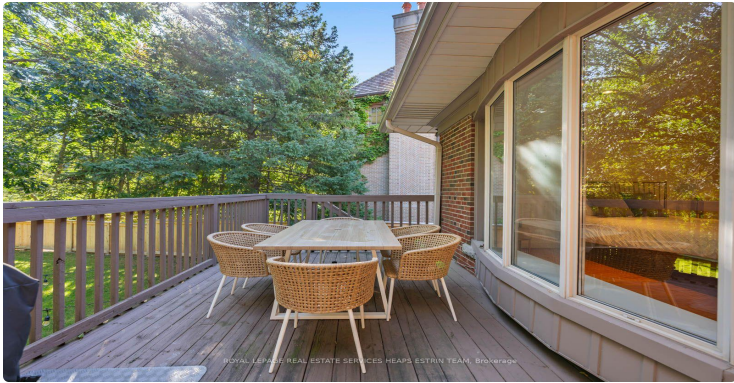
## ROOM BREAKDOWN

| ROOM    | LEVEL | DIMENSIONS | FEATURES                                     |
|---------|-------|------------|----------------------------------------------|
| Kitchen | Main  | —          | Tile Floor, Overlooks Dining, Breakfast Area |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                       |
|-----------------|----------|------------|------------------------------------------------|
| Dining Room     | Main     | —          | Tile Floor, Overlooks Family, 2 Way Fireplace  |
| Living Room     | Main     | —          | Broadloom, Fireplace, Overlooks Family         |
| Family Room     | Main     | —          | Broadloom, 2 Way Fireplace, Vaulted Ceiling(s) |
| Primary Bedroom | Main     | —          | Hardwood Floor, Bay Window, Overlooks Ravine   |
| Bedroom 2       | Main     | —          | Hardwood Floor, Overlooks Garden, Large Closet |
| Bedroom 3       | Main     | —          | Broadloom, Wood Trim, Large Closet             |
| Recreation      | Lower    | —          | Broadloom, B/I Bar, Fireplace                  |
| Office          | Lower    | —          | Tile Floor, B/I Shelves, Combined w/Game       |
| Game Room       | Basement | —          | Tile Floor, Walk-Out, Overlooks Ravine         |
| Bedroom 4       | Lower    | —          | Tile Floor, Window                             |

GALLERY





## LISTING AGENT

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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.