



FOR SALE

DETACHED

MLS# C13836244

22 Brucedale Crescent, Toronto, ON M2K 2C7

Bayview Village, Toronto · M2K 2C7

C\$ 1,888,000

5	3	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Real Gem In Remarkable Bayview Village Area, Situated on A Great Pied-Shape Ravine Lot (~9,645 Sq.Ft)! Exceptional Opportunity to Own an Upgraded & Renovated Home Includes a Resort-Style Outdoor Living, Captivating Scenic View of the Ravine, and Limitless Potential >> Come Together! All In One!! This Unique Residence Boasts 3+2 Bedrooms and 3 Bathroom with a Practical Family Layout, Approx 3,000 Sq.Ft of Total Living Space(Main Floor plus a Finished Walk-Out Basement)! Hardwood Floor, Crown Mouldings, and Potlights Throughout Main Floor! Renovated 3 Bathrooms! The Beautiful Pool Professionally Built on 2016 by BETZ Pool Company Includes All Newer Landscaping!! Open-Concept Living/Dining Rooms! B/I Wall Unit with Gas Fireplace in Living Room! View Of Ravine and Fantastic Pool from Primary Bedroom, Living Room, Dining Room Walk-Out to A Spectacular Balcony, Kitchen/Breakfast Area and From the All Rooms in the Basement! The Main Level Offers 3 Bedrooms, Including a Primary Bedroom with a 3-Pc Ensuite, and His & Hers Closets, other Two Bedroom Share a 4-Pc Bath, and a Large Laundry Room! Large Kitchen/ Breakfast Area Has Access to Front & Backyard through the Separate Side Door to a Sunroom! The Bright and Spacious Lower Level Features a Large Family/Recreation Room W/O to the Ravine-View Backyard, Perfect for Family Gatherings and Private Relaxation, Another Two Huge Bedrooms and Renovated Bathroom will Complete This Functional Layout Which Provides Flexibility for Multi Generational Living or a Guest Area. Top-Ranking Public Schools(Bayview M.S, Earl Haig S.S) and Private Schools(Bayview Glen School & Crescent School)! Convenient Location: Easy Access to Highways, Minutes to the Subway & Go Transit. This Home Is Suitable for End-Users, Families, Investors, or Builders to Build a Luxurious Custom Home.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School
- ✓ Fenced Yard

PROPERTY DETAILS

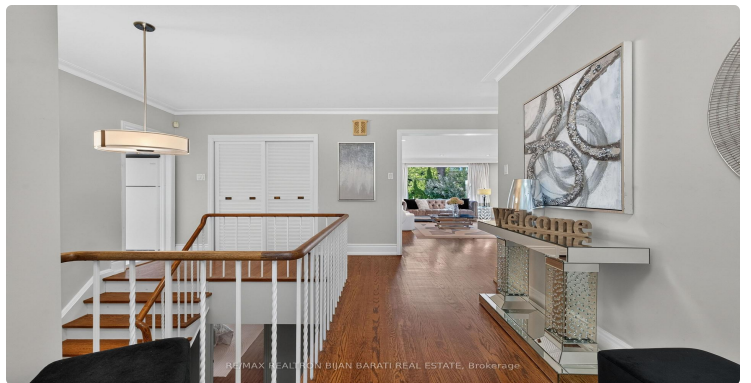
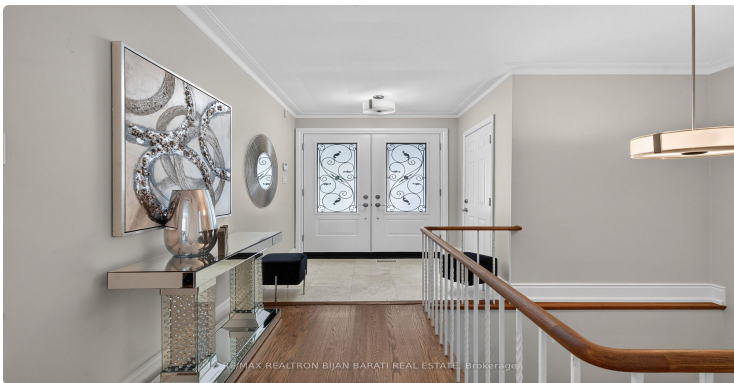
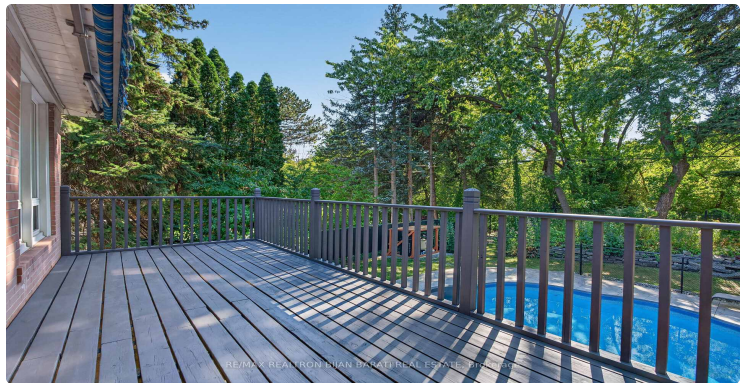
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$11,515
POSTAL CODE	M2K 2C7
NEIGHBOURHOOD	Bayview Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Picture Window
Dining Room	Main	—	Hardwood Floor, W/O To Balcony, Open Concept
Kitchen	Main	—	Vinyl Floor, W/O To Sunroom, Side Door
Breakfast	Main	—	Vinyl Floor, Overlooks Backyard, Picture Window
Primary Bedroom	Main	—	3 Pc Ensuite, Hardwood Floor, Overlooks Ravine
Bedroom 2	Main	—	4 Pc Bath, Hardwood Floor, Closet
Bedroom 3	Main	—	Hardwood Floor, Overlooks Frontyard, Closet
Family Room	Basement	—	Laminate, W/O To Patio, Overlooks Ravine
Bedroom 4	Basement	—	Laminate, Overlooks Pool, Closet
Bedroom 5	Basement	—	3 Pc Bath, Laminate, Above Grade Window
Laundry	Basement	—	Vinyl Floor, Stainless Steel Sink, Window

GALLERY





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.