



FOR SALE DETACHED MLS# C13842740

45 Mcrae Drive, Toronto, ON M4G 1S2

Leaside, Toronto · M4G 1S2

C\$ 1,995,000

4	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To This Exceptional Detached 2-Story Home On A Premium 30.58 x 120 Ft South-Facing Lot, private Drive, In Highly Coveted South Leaside! Steps To Top-Tier Schools Including Rolph Road Elementary, Bessborough Drive & Leaside High School. Enjoy Seamless Transit, Easy Commuting & The Beautiful, Vibrant Vibe of Bayview Avenue's Renowned Shops & Restaurants. Professionally Landscaped Grounds Feature Multi-Zone Irrigation & A Resort-Style Backyard W/ Inground Pool, Waterfall Accent & Custom Poolside Cabana. Double Side-Yard Sheds + Private 2-Car Drive.Sophisticated Open-Concept Main Level Features Hardwood Floors, Crown Moulding, LED Lighting & California Shutters. Cozy Wood-Burning Fireplace In Living Room Flows Into Seamless Dining Space. Chef's Kitchen Boasts Updated Cabinetry, Quartz Surfaces, 3-Seat Peninsula & Dedicated Built-In Beverage Centre.Upper Level Offers 3 Bright Bedrooms W/ Hardwood & Primary Retreat W/ Double Closet. Fully Renovated 5-Pc Spa-Like Washroom Features Dual Vanities, Frameless Glass Shower & Luxury Heated Floors. Fully Finished Lower Level Adds Massive Footprint W/ Sprawling Rec Room, Quiet Dedicated Home Office, Functional Laundry, 3-Pc Bath & Tons of Storage!We Appreciate Your Interest In This Spectacular Property and Warmly Welcome You to Experience the Perfect Blend of Luxury, Comfort, and Neighborhood Charm. Come Tour This Exceptional South Leaside Masterpiece and Discover Your Next Dream Home! Don't miss the virtual tour.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Clear View

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,911
POSTAL CODE	M4G 1S2
NEIGHBOURHOOD	Leaside

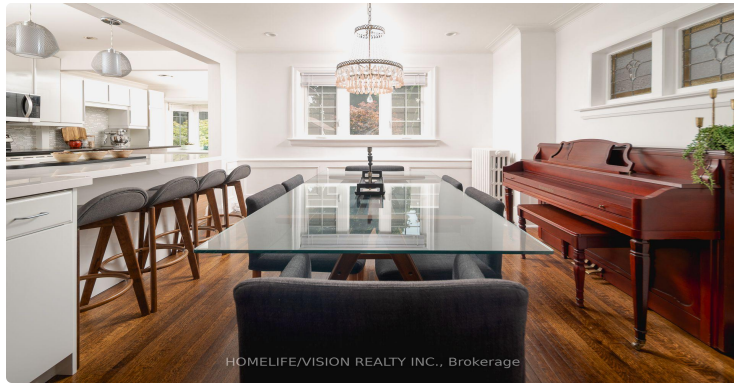
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	3.14 x 2.53	Hardwood Floor, LED Lighting, Overlooks Backyard

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	5.43 x 2.28	Renovated, Stainless Steel Appl, W/O To Pool
Dining Room	Main	3.67 x 3.42	Hardwood Floor, LED Lighting, Overlooks Pool
Primary Bedroom	Second	4.31 x 3.45	Hardwood Floor, Large Closet, California Shutters
Living Room	Main	5.16 x 3.42	Hardwood Floor, LED Lighting, California Shutters
Bedroom 2	Second	3.70 x 3.21	Hardwood Floor, LED Lighting, Overlooks Backyard
Recreation	Basement	5.25 x 3.55	Carpet Free, Above Grade Window, B/I Bookcase
Office	Basement	5.30 x 1.80	Carpet Free, Above Grade Window, Recessed Lighting

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.