



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR SALE

DETACHED

MLS# C14011372

35 Bessborough Drive, Toronto, ON M4G 3H6

Leaside, Toronto · M4G 3H6

C\$ 3,650,000

5	5	3,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare offering on Bessborough in the heart of Leaside: a beautifully renovated 3-bedroom 3-bathroom home home paired with a brand-new, exceptionally finished 2+1 bedroom 2 bathroom garden residence, creating a remarkable 5+1 bedroom living opportunity at almost 3000 square feet across two distinct homes.The main house has been extensively renovated with a warm, elevated finish throughout. The main floor features hardwood flooring, a wood-burning fireplace, a Cameo kitchen with Statuario marble backsplash and Caesarstone quartz countertops, built-in wine fridge, and a convenient office area just off the kitchen. Upstairs, three bedrooms include a vaulted-ceiling primary retreat with heated ensuite floors, while the finished lower level adds valuable living space with a steam shower, heated floors, gym area. New windows, central air, a cedar deck, updated driveway and landscaped outdoor space complete the home.Far beyond a traditional garden suite, the newly built rear residence has been designed and finished to the standard of a luxury home in its own right. Offering two bedrooms plus a flexible office, nursery or sitting area, it features a custom Irpinia kitchen and millwork, Miele appliances, marble backsplash, Caesarstone quartz countertops and seating for six at the island/peninsula. Radiant in-floor heating runs throughout both levels, while the primary suite includes a walk-in closet, grasscloth feature wall and spa-inspired ensuite with soaker tub and separate water closet. Second-floor laundry, air conditioning and a private interlock walkway complete the space.Ideal for multigenerational living,extended family, guests, passive income or those looking for exceptional flexibility, this is a unique opportunity to enjoy two beautifully finished residences on one of Leaside's most sought-after streets.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

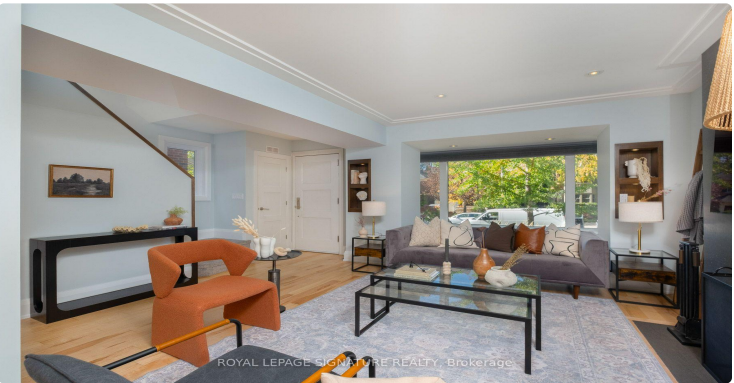
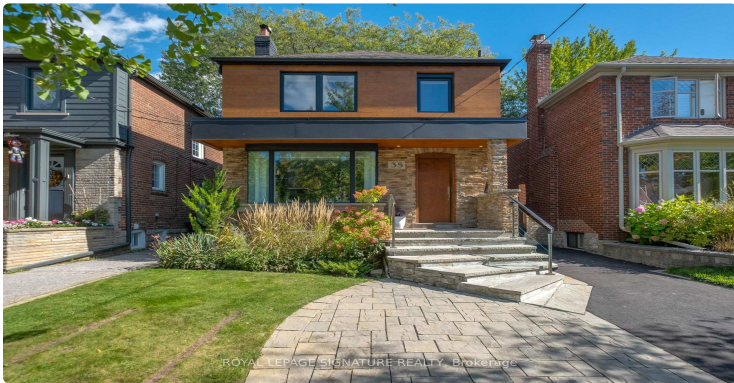
PROPERTY DETAILS

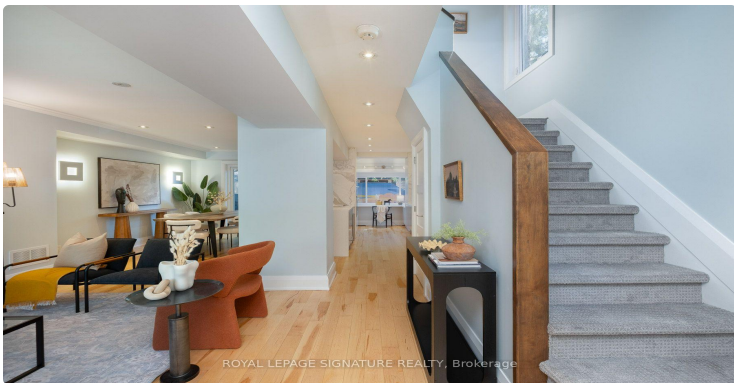
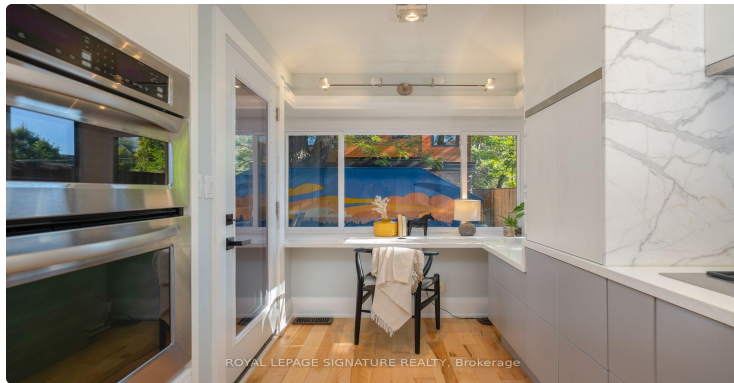
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$12,377
POSTAL CODE	M4G 3H6
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Picture Window
Dining Room	Main	—	Hardwood Floor, W/O To Deck, Pot Lights
Kitchen	Main	—	Hardwood Floor, Stainless Steel Appl, Centre Island
Office	Main	—	Hardwood Floor, B/I Desk, W/O To Deck
Primary Bedroom	Second	—	Vaulted Ceiling(s), 3 Pc Ensuite, Double Closet
Bathroom	Second	—	Heated Floor, Window, Separate Shower
Bedroom 2	Second	—	Broadloom, Closet, Window
Bedroom 3	Second	—	Broadloom, Closet, Window
Recreation	Basement	—	Window
Utility Room	Basement	—	Concrete Floor, Walk-In Closet(s)
Bathroom	Basement	—	Tile Floor, Heated Floor
Kitchen	Main	—	Quartz Counter, Backsplash, Stainless Steel Appl
Living Room	Main	—	Hardwood Floor, Pot Lights, Combined w/Kitchen
Primary Bedroom	Second	—	Walk-In Closet(s), Hardwood Floor, 5 Pc Ensuite
Bathroom	Second	—	Separate Shower, Soaking Tub, Tile Floor
Bedroom 2	Second	—	Hardwood Floor, Pot Lights, Closet
Den	Second	—	Hardwood Floor, Window, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE 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.