



FOR SALE

DETACHED

MLS# C14083696

2 Marchwood Drive, Toronto, ON M3H 1J8

Lansing-Westgate, Toronto · M3H 1J8

C\$ 3,749,000

5	6	4,250	4	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Don't miss this opportunity to see 2 Marchwood Drive at its newly reduced price. This recently completed, contemporary custom home is situated on a private, tree-lined street in the wonderful, family-friendly community of Armour Heights. Surrounded by lovely neighbours, the home sits on a generous 50' x 121' corner lot. Thoughtfully designed with a functional layout and meticulous attention to detail, this home offers more than 6,500 square feet of usable living space. The sun-filled main level features 10-foot ceilings and a versatile open-concept layout designed for both entertaining and everyday family life. The chef's kitchen is equipped with fully integrated Sub-Zero and Wolf appliances, quartz and marble countertops, and a walk-in pantry with custom millwork. The main level also includes an oversized mudroom with custom storage and bench seating, as well as a home office featuring bespoke millwork and custom built-ins that could easily be converted into an elegant dining room for large family gatherings. The upper level features four generously proportioned bedrooms, each with its own private ensuite. The primary bedroom is a true sanctuary, complete with a custom walk-in closet and a spa-inspired ensuite featuring large windows surrounded by mature trees for privacy. The fully finished lower level further expands the home's living space, with heated floors, a built-in bar, a home gym, and flexible areas ideal for media, recreation, or extended family living. Additional features include a Sonos integrated sound system, Kohler fixtures, curated LED accent lighting, a double-car garage, and a full AI-enabled security system. A rare opportunity to own a home of this size and calibre at an exceptional price. Set in an established, family-oriented neighbourhood, this is one of the few pockets in the city where children can play in the street and ride their bikes freely, all just moments from top-rated schools, parks, shops, and everyday conveniences.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Electric Car Charger
- ✓ Fenced Yard
- ✓ Golf
- ✓ Hospital
- ✓ School
- ✓ New Build

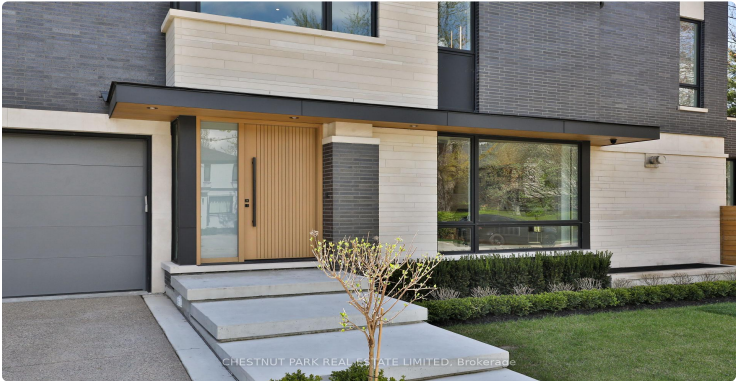
PROPERTY DETAILS

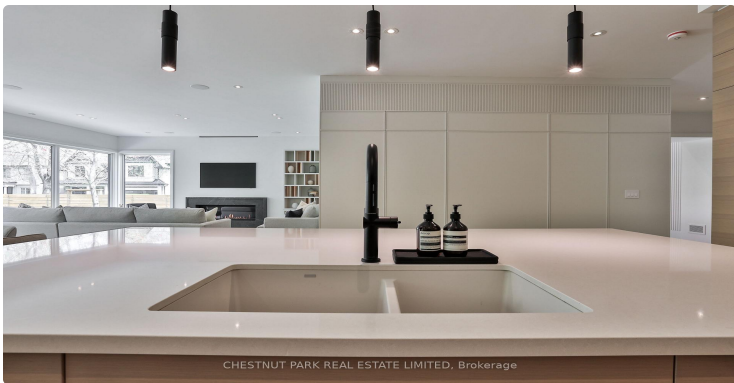
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	West
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,692
POSTAL CODE	M3H 1J8
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	B/I Appliances, Marble Counter, Pantry
Family Room	Main	—	Marble Fireplace, Built-in Speakers, B/I Bookcase
Dining Room	Main	—	B/I Bookcase, Built-in Speakers, Window Floor to Ceiling
Office	Main	—	B/I Bookcase, Hardwood Floor, Recessed Lighting
Foyer	Main	—	Closet, Tile Floor, Panelled
Primary Bedroom	Second	—	5 Pc Ensuite, Heated Floor, Walk-In Closet(s)
Bedroom 2	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 4	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Recreation	Lower	—	B/I Bar, Combined w/Great Rm, Heated Floor
Bedroom 5	Lower	—	Hardwood Floor, Heated Floor, Double Closet
Exercise Room	Lower	—	Large Window, Mirrored Walls, Built-in Speakers
Utility Room	Lower	—	—
Laundry	Second	—	B/I Shelves, Laundry Sink, Linen Closet

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.