



CHESTNUT PARK REAL ESTATE LIMITED Brokerage

FOR SALE

DETACHED

MLS# C14096966

117 Glengarry Avenue, Toronto, ON M5M 1E1

Lawrence Park North, Toronto · M5M 1E1

C\$ 2,599,000

4	4	2,250	3	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional custom-built home, situated on a quiet, sought-after stretch of Glengarry Ave in the coveted John Wanless School district. With 2,189 sq ft. above grade, this thoughtfully updated residence stands apart with its unusually generous interior width, soaring 10-ft main floor ceilings & an impressive 11-foot lower level. Designed to maximize living space, it was built to create a wider footprint than typically found on a 25-ft lot. The beautifully appointed kitchen features custom Elmwood cabinetry, Caesarstone quartz countertops & backsplash, a peninsula with seating, extensive pantry storage & premium appliances, (Sub-Zero, Wolf & Miele). The sunny family room is anchored by a gas fireplace with a cast-stone mantel, a juliette balcony & offers a walkout to the private, south-facing garden & deck. Upstairs, 3 generously proportioned bedrooms provide comfortable accommodations. The spacious primary retreat with 12 ft Cathedral ceilings features 3 closets, incl. a walk-in & a luxurious 5 pc ensuite with marble finishes, a double vanity, separate soaker tub & glass-enclosed shower. The lower level features a walkout, new flooring, a dedicated laundry room & outstanding additional living space with a large rec room & flexibility with 1 more room that can be used as an office, gym or a 4th bedroom. Meticulously maintained & upgraded, the home features a newer roof (2021), AC (2023), updated driveway & landscaping, solid oak hardwood floors on the main & 2nd levels, a security system & Ethernet wiring. A private driveway + a built-in garage, provides the rare convenience of 3 car parking. An outstanding family-friendly location, enjoy a brief walk to the subway, shops, restaurants & some of Toronto's most desirable schools, incl. John Wanless, Glenview, LPCI, Blessed Sacrament, Havergal & TFS. A rare opportunity to own a custom home offering exceptional proportions, quality finishes, outstanding parking & an unbeatable location.

FEATURES

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

PROPERTY DETAILS

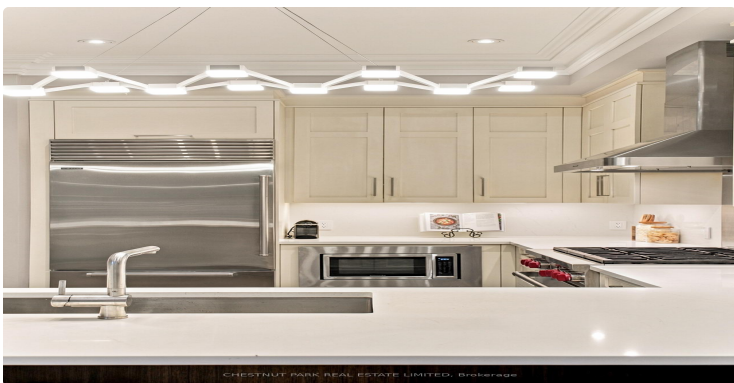
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	16-30 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$12,906
POSTAL CODE	M5M 1E1
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Wainscoting, Closet, Pot Lights
Living Room	Main	—	Open Concept, Crown Moulding, Hardwood Floor
Dining Room	Main	—	Wainscoting, Crown Moulding, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Pantry, Quartz Counter
Family Room	Main	—	Gas Fireplace, Hardwood Floor, W/O To Deck
Primary Bedroom	Second	—	Gas Fireplace, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Vaulted Ceiling(s), Closet, Hardwood Floor
Bedroom 3	Second	—	Closet, Hardwood Floor, 4 Pc Bath
Recreation	Basement	—	Above Grade Window, Vinyl Floor, Walk-Out
Bedroom 4	Basement	—	Pot Lights, Vinyl Floor, 4 Pc Bath
Laundry	Basement	—	B/I Shelves, Laundry Sink, Ceramic Floor

GALLERY





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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.