



FOR SALE

DETACHED

MLS# C14104602

319 Betty Ann Drive, Toronto, ON M2R 1B4

Willowdale West, Toronto · M2R 1B4

C\$ 2,999,900

7	7	4,250	8	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Natural Stone, Soaring Ceilings And A Sculptural Floating Staircase. Custom-Built And Set On A 55 x 135 Ft Lot Framed By Mature Trees In Willowdale West, This 5+2 Bedroom, 7 Bath Residence Offers Approx. 4,429 Sq Ft Above Grade (MPAC) Plus A Finished Walk-Out Lower Level. A Natural Stone Facade And Heated Interlock Driveway Lead To A Grand Foyer, Where The Open-Riser Oak Staircase Sweeps Up Beneath A Domed Skylight. The Main Floor Pairs Wide-Plank Oak With Large-Format Porcelain, Coffered Ceilings With LED Cove Lighting, And Dramatic Marble-Clad Openings. Entertain In The Formal Living Room With Fireplace And The Elegant Dining Room, Or Retreat To The Private Library With Built-Ins. The Family Room Is The Heart Of The Home, With A Book-Matched Stone Feature Wall, Fireplace, Lit Built-In Shelving And Walk-Out To The Deck, Open To A Bright Breakfast Area And Chef's Kitchen With Natural Stone Counters, Full-Height Slab Backsplash, Wolf Rangetop, Panelled Sub-Zero Fridge/Freezer, Wine Fridge And An Oversized Island. Upstairs, 11 And 13 Ft Ceilings Crown Five Bedrooms, Each With Its Own Ensuite, Plus A Second-Floor Laundry. The Primary Suite Features A Tray Ceiling, Custom Walk-In Closet And Spa Ensuite With Freestanding Tub And Glass Shower. The Walk-Out Lower Level Adds Two More Bedrooms, A Recreation Room With Fireplace, Wet Bar, Wine Cellar, Second Laundry And Heated Floors. Control4 Smart Home, Motorized Blinds, Built-In Speakers, Two Furnaces And A/C Units, Heated Garage Floor And Snow-Melt Driveway And Porch Complete The Package. Outside, A Deck With Glass Railings Overlooks An Interlock Patio And A Private, Fully Fenced And Desirable South-Facing Backyard Lined With Mature Trees And Cedar Hedges, Made For Summer Entertaining. Double Built-In Garage Plus Parking For Four. No Sidewalk, On A Quiet Residential Street Minutes To Yonge Street Shops And Dining, Earl Bales Park, Edithvale Community Centre, Sheppard Subway Station, TTC And Hwy 401.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Park
- ✓ New Build

PROPERTY DETAILS

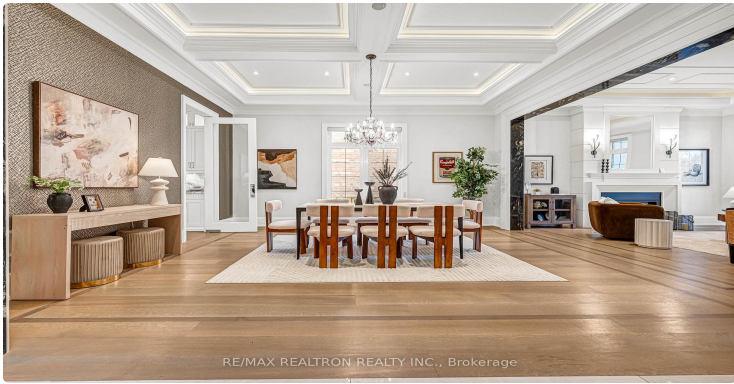
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
ANNUAL TAX	\$20,011
POSTAL CODE	M2R 1B4
NEIGHBOURHOOD	Willowdale West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Coffered Ceiling(s), Gas Fireplace
Dining Room	Ground	—	Hardwood Floor, Coffered Ceiling(s), Crown Moulding
Kitchen	Ground	—	Centre Island, B/I Appliances, Marble Counter
Family Room	Ground	—	Hardwood Floor, Coffered Ceiling(s), Eat-in Kitchen
Office	Ground	—	Hardwood Floor, B/I Bookcase, LED Lighting
Primary Bedroom	Second	—	Coffered Ceiling(s), Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Walk-In Closet(s), 3 Pc Ensuite
Bedroom 3	Second	—	Hardwood Floor, His and Hers Closets, 3 Pc Ensuite
Bedroom 4	Second	—	Hardwood Floor, Walk-In Closet(s), 3 Pc Ensuite
Bedroom 5	Second	—	Hardwood Floor, Crown Moulding, 4 Pc Ensuite
Bedroom	Basement	—	Hardwood Floor, Closet, Pot Lights
Media Room	Basement	—	Hardwood Floor, Formal Rm, Pot Lights
Recreation	Basement	—	Porcelain Floor, Wet Bar, W/O To Yard

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.