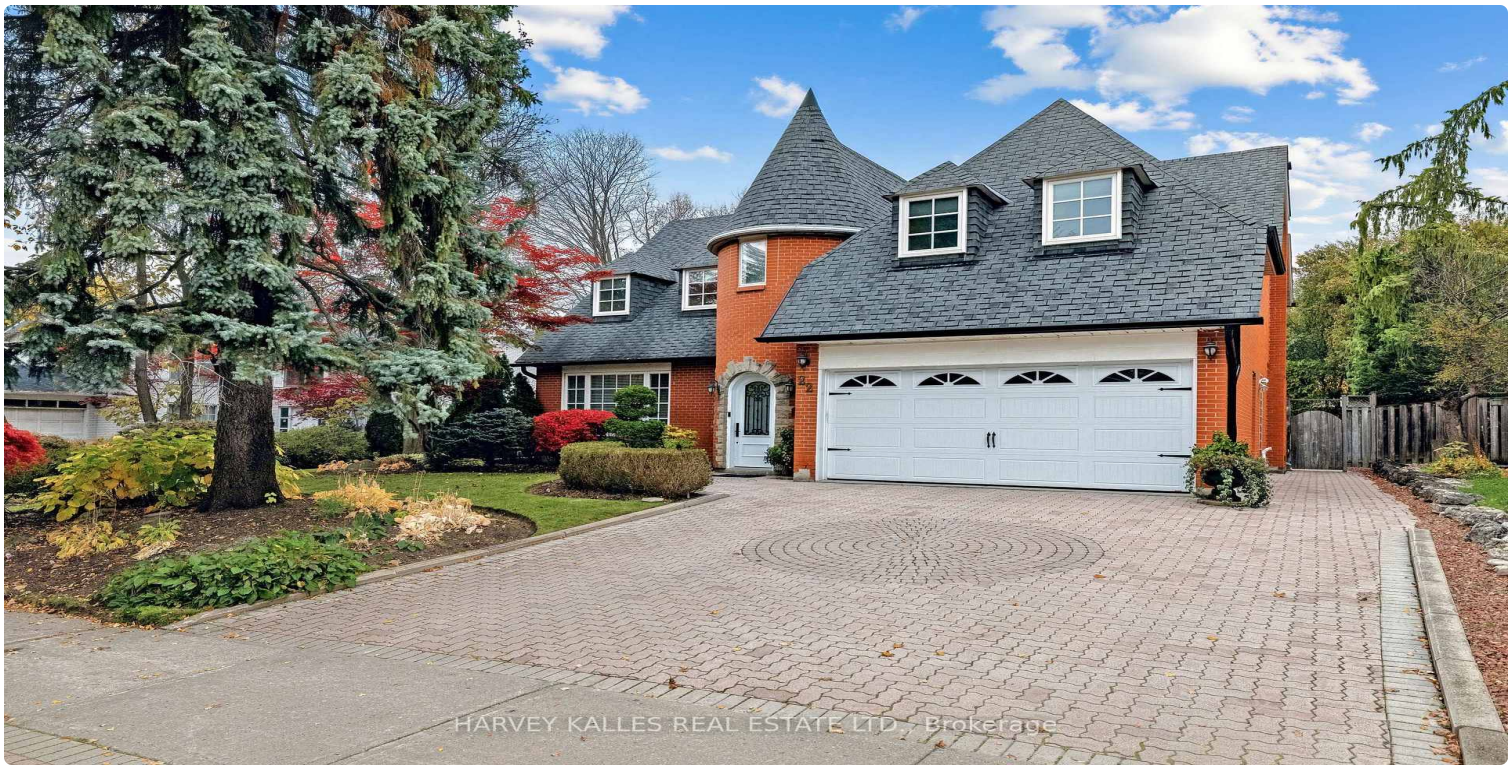


FOR SALE | DETACHED | MLS# C14146808

22 Sagewood Drive, Toronto, ON M3B 3G5

Banbury-Don Mills, Toronto · M3B 3G5

C$ 2,549,000

5	4	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Storeybook Charm On An Impressive 70 x 115 Ft Lot - A Generous Frontage For The Area - On One Of Denlow's Most Sought-After Streets! This Distinctive 2-Storey Home Makes A Lasting First Impression With Its Brick Turret, Arched Stone Entry And Beautifully Manicured Landscaping. Inside, A Large Living And Dining Room, Separated By Etched Glass French Doors, Is Made For Entertaining. The Updated Kitchen Opens To A Bright Family Room With A Walkout To A Private Backyard Retreat With A Large Pool, Framed By Tall, Mature Cedar Hedges. Upstairs Offers 4 Spacious Bedrooms, A Private Sitting Area, Hardwood Floors And Convenient Second-Floor Laundry. The Lower Level Adds A Large Recreation Room, A 5th Bedroom, A Full Bathroom And Plenty Of Storage. Double Garage And Private Drive. An Easy Walk To Transit, Parks, And Minutes To Longo's Plaza, York Mills Plaza, Shops At Don Mills, Fairview Mall, The 401/404 And GO Train. A Rare Opportunity In A High-Demand Neighbourhood!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

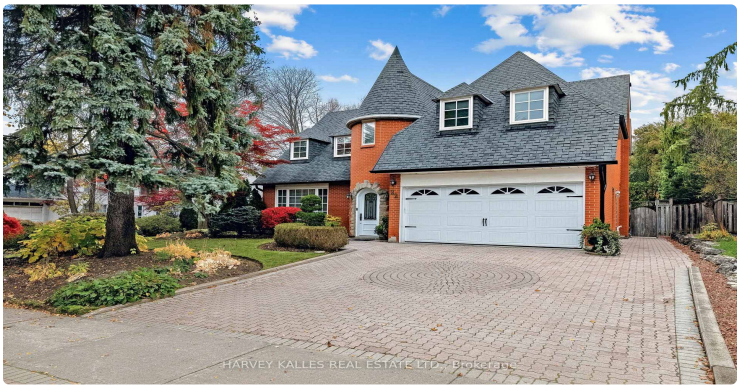
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	$15,039
POSTAL CODE	M3B 3G5
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	—	—	Marble Floor, Mirrored Closet
Living Room	Main	—	Hardwood Floor, Pot Lights, French Doors
Dining Room	Main	—	Hardwood Floor, Pot Lights, Overlooks Pool
Kitchen	Main	—	Laminate, Centre Island, Walk-Out

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Laminate, Open Concept, Walk-Out
Primary Bedroom	Second	—	Hardwood Floor, Pot Lights, 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Mirrored Closet, Pot Lights
Bedroom 3	Second	—	Hardwood Floor, Mirrored Closet, Pot Lights
Bedroom 4	Second	—	Hardwood Floor, Mirrored Closet, Pot Lights
Sitting	—	—	Hardwood Floor, Circular Room
Recreation	Lower	—	L-Shaped Room, Pot Lights, Wet Bar
Bedroom 5	Basement	—	Closet
—	—	—	—
—	—	—	—

GALLERY


HARVEY KALLES REAL ESTATE LTD., Brokerage


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HARVEY KALLES REAL ESTATE LTD., Brokerage

LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.