



FOR SALE

DETACHED

MLS# E13711814

38 Scarborough Heights Boulevard, Toronto, ON M1M 2V4

Cliffcrest, Toronto · M1M 2V4

C\$ 1,850,000

6	4	2,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A beautifully renovated and substantially expanded detached home in one of Scarborough's most sought-after family pockets, just minutes from the Scarborough Bluffs and located in the highly regarded Fairmount school district. Originally a bungalow, the home was thoughtfully transformed with a full second-storey addition, creating a spacious and modern family home while making the most of its expansive lot. The main floor is designed for real family living, with a separate living room that works beautifully as a home office, a dedicated dining room, an eat-in kitchen, and an incredible oversized family room at the rear of the home. Bright, spacious and made for gathering, the family room opens directly onto the back deck and gorgeous yard, creating a seamless connection between indoor and outdoor living. A convenient side mudroom provides everyday access to the built-in garage. Upstairs, four bedrooms are complemented by a versatile second-floor family room that could easily become a fifth upstairs bedroom, office or playroom. The primary retreat features a walk-in closet and beautifully renovated ensuite, while the fourth bedroom enjoys its own walkout to a private deck overlooking the backyard. And what a backyard it is! The deep, pool-sized lot offers incredible space to play, entertain and unwind, complete with a fantastic finished "pool house" or hangout shed - the perfect escape for teenagers, young adults, a home gym, studio or creative space. The partially finished lower level adds even more opportunity, with a separate bedroom, additional bathroom, huge recreation room and an abundance of storage, ready to be finished to suit your needs. Renovated, expanded and exceptionally versatile, with the space of a much larger home and a backyard that is increasingly hard to find - all tucked into a peaceful, family-friendly neighbourhood close to the Bluffs, great schools, parks and everything this coveted pocket of Scarborough has to offer.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,548
POSTAL CODE	M1M 2V4
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.45 x 3.35	Hardwood Floor, Double Closet, Overlooks Frontyard
Dining Room	Main	3.52 x 2.88	Hardwood Floor, Combined w/Living, Open Concept
Kitchen	Main	4.08 x 2.43	Hardwood Floor, Eat-in Kitchen, Pantry
Family Room	Main	3.05 x 2.75	Hardwood Floor, W/O To Deck, Gas Fireplace
Mud Room	Main	—	Hardwood Floor, Access To Garage, Side Door
Primary Bedroom	Second	4.16 x 3.68	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 2	Second	4.16 x 3.05	Hardwood Floor, Double Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Window
Bedroom 4	Second	—	Hardwood Floor, Double Closet, W/O To Deck
Family Room	Second	—	Hardwood Floor, Window, Pot Lights
Recreation	Lower	—	—
Bedroom	Lower	—	—
Laundry	Lower	—	—
Other	Lower	—	—
Utility Room	Lower	—	—
—	—	—	—

GALLERY





LISTING AGENT

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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.