



FOR SALE

DETACHED

MLS# E13877108

# 15 Craiglee Drive, Toronto, ON M1N 2L7

Birchcliffe-Cliffside, Toronto · M1N 2L7

C\$ 1,199,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 1,750 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 15 Craiglee Drive, a home where pride of ownership is evident in every detail. Meticulously cared for by the same family since 1978, this beautifully maintained residence offers timeless charm, thoughtful updates, and exceptional versatility. The sun-filled main floor features beautiful oak hardwood flooring, a spacious living area anchored by a cozy gas fireplace with a polished granite surround and custom oak mantel, and floor-to-ceiling windows that seamlessly connect the interior to the private backyard. The well-appointed kitchen offers solid oak cabinetry, durable Corian countertops with an integrated sink, and an inviting layout ideal for everyday living and entertaining. A rear addition completed in 2011 expands the home's living space, while four skylights fill the home with natural light. Upstairs, the oversized primary retreat features a private Juliet balcony, a 3-piece ensuite, and access to an additional balcony shared with the third bedroom. The finished walk-up lower level offers outstanding flexibility with a self-contained 1-bedroom, 1-bath in-law suite featuring oversized windows, stainless steel appliances including a gas stove, built-in shelving, in-suite laundry connection, upgraded drywall, and pre-wiring for surround sound in both the living room and bedroom. A separate laundry area also provides access to a spacious cold room, offering additional storage. Additional updates include upgraded insulation throughout, pot lights, basement underpinning and waterproofing (2010), a private interlocking stone driveway, attached garage with direct interior access, and a rain barrel with underground eavestrough drainage. Located in a sought-after family-friendly neighbourhood close to parks, schools, shopping, transit, Kingston Village, Toronto Beaches, Lake Ontario, and major commuter routes, 15 Craiglee Drive is more than a house—it's a home that has been cherished for nearly five decades and is ready to welcome its next chapter.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                                        |
|----------------|----------------------------------------|
| PROPERTY TYPE  | Detached                               |
| LISTING STATUS | For Sale                               |
| STYLE          | 2-Storey                               |
| PROPERTY TYPE  | Detached                               |
| BASEMENT       | Finished, Separate Entrance, Apartment |
| FACING         | North                                  |
| AREA RANGE     | 1500-2000 sqft                         |
| PARKING        | 2 spaces                               |
| ANNUAL TAX     | \$4,585                                |
| POSTAL CODE    | M1N 2L7                                |
| NEIGHBOURHOOD  | Birchcliffe-Cliffside                  |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                                   |
|-----------------|----------|------------|------------------------------------------------------------|
| Kitchen         | Ground   | —          | Window, Corian Counter, Eat-in Kitchen                     |
| Dining Room     | Ground   | —          | Combined w/Den, Gas Fireplace, Hardwood Floor              |
| Living Room     | Ground   | —          | Combined w/Dining, Window Floor to Ceiling, Hardwood Floor |
| Den             | Ground   | —          | Combined w/Dining, Gas Fireplace, Hardwood Floor           |
| Bedroom         | Second   | —          | Large Closet, Large Window, Hardwood Floor                 |
| Bedroom 2       | Second   | —          | Large Closet, Large Window, Hardwood Floor                 |
| Bedroom 3       | Second   | —          | W/O To Balcony, Large Closet, Hardwood Floor               |
| Primary Bedroom | Second   | —          | Juliette Balcony, Window Floor to Ceiling, 3 Pc Ensuite    |
| Laundry         | Basement | —          | Laundry Sink, Pot Lights, Tile Floor                       |
| Kitchen         | Basement | —          | Stainless Steel Appl, Pot Lights, Combined w/Living        |
| Living Room     | Basement | —          | Walk-Out, Window Floor to Ceiling, Combined w/Kitchen      |
| Bedroom         | Basement | —          | Large Closet, 3 Pc Ensuite, Window                         |

## GALLERY

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## LISTING AGENT

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**Pavel Shaganenko**

COLDWELL BANKER THE REAL ESTATE CENTRE

**Email:** pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.