



FOR SALE

DETACHED

MLS# W13759166

32 Totteridge Road, Toronto, ON M9A 1Z1

Princess-Rosethorn, Toronto · M9A 1Z1

C\$ 5,600,000

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

ABOUT THIS PROPERTY

A rare offering in Etobicoke's prestigious Princess-Rosethorn community, 32 Totteridge Road pairs architectural sophistication with family-friendly functionality. Set on a remarkable 200 FT DEEP LOT this 2017 custom home spans more than 6,500 sq. ft. of finished living space across three levels, all on a very private .4 OF AN ACRE. From the moment you arrive, the home makes an impression. Clean contemporary lines, oversized windows, and carefully curated finishes reflect true pride of ownership. The main floor delivers expansive principal rooms, a chef's kitchen with professional-grade appliances, and a dramatic two-story family room that opens seamlessly to the outdoors perfect for both day-to-day living and elegant entertaining. The resort-inspired backyard is a showpiece. A saltwater pool, full cabana with lounge area, and landscaped gardens create an ideal space for hosting summer gatherings or enjoying tranquil evenings at home. The lower level continues the theme of lifestyle and luxury, offering a complete secondary kitchen, a temperature-controlled wine cellar, a walk-up to the rear yard, and versatile recreation areas that can adapt to family needs. This is modern living without compromise an estate that blends contemporary design with enduring quality, in one of Etobicoke's most desirable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Walk-Up
FACING	West
AREA RANGE	3500-5000 sqft
PARKING	7 spaces
ANNUAL TAX	\$19,968
POSTAL CODE	M9A 1Z1
NEIGHBOURHOOD	Princess-Rosethorn

ROOM BREAKDOWN

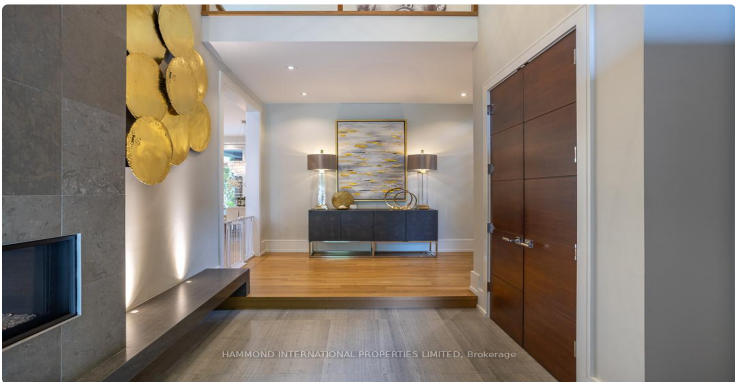
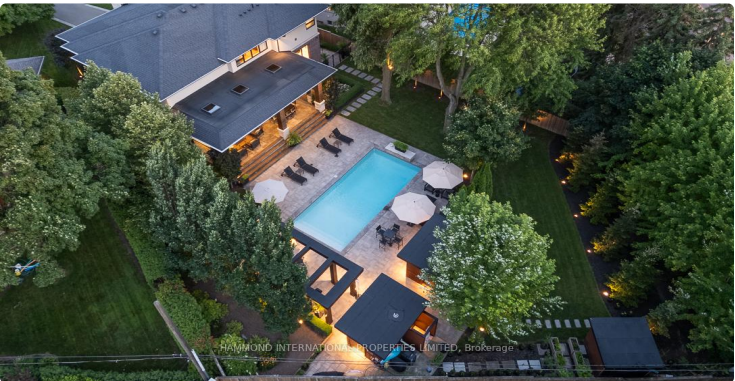
ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	Hardwood Floor, B/I Shelves, Vaulted Ceiling(s)
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Vaulted Ceiling(s)

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ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	W/O To Patio, Open Concept, Overlooks Backyard
Kitchen	Main	—	Centre Island, B/I Appliances, Overlooks Backyard
Dining Room	Main	—	2 Way Fireplace, Mirrored Walls, Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, Recessed Lighting, Overlooks Backyard
Bedroom 2	Second	—	Hardwood Floor, Pot Lights, 3 Pc Bath
Bedroom 3	Second	—	Hardwood Floor, Pot Lights, 3 Pc Ensuite
Recreation	Lower	—	Porcelain Floor, Fireplace, Open Concept
Kitchen	Lower	—	Walk-Up, B/I Appliances, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.