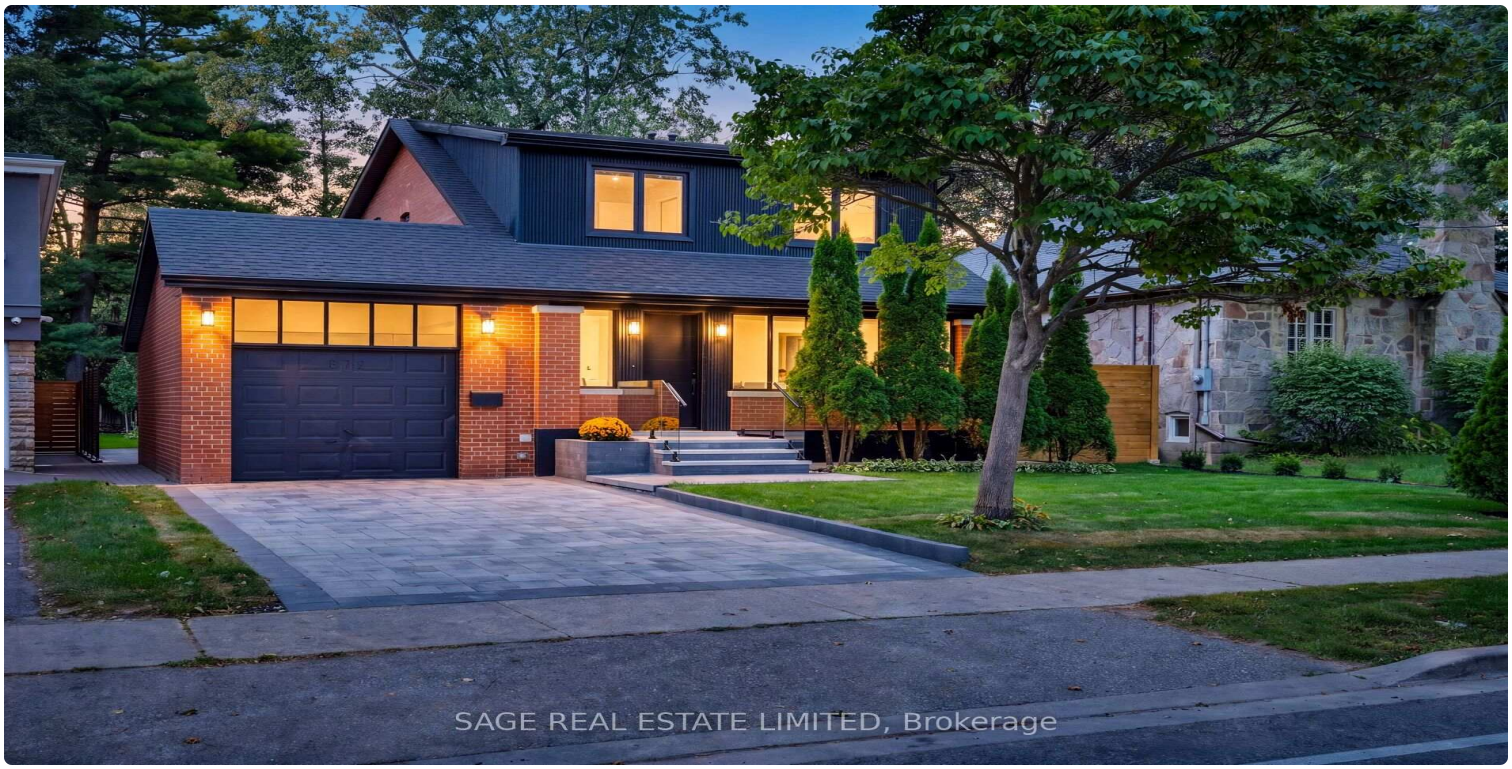


FOR SALE | DETACHED | MLS# W13797302

872 Royal York Road, Toronto, ON M8Y 2V4

Stonegate-Queensway, Toronto · M8Y 2V4

C$ 2,199,000

4	4	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

TURN-KEY, FAMILY READY. Thoughtfully renovated from top-to-bottom, this 3+1 bedroom home combines clean, modern design with a highly functional layout and an exceptional backyard fit for long summer nights. Every space has been carefully considered, creating a home that feels polished, comfortable and completely turn-key. A bright enclosed sunroom creates a welcoming entry before opening to a spacious main floor finished in engineered white oak. The open living and dining areas are anchored by a sleek fireplace, while the kitchen stands out with custom cabinetry, porcelain waterfall counters and full-height backsplash, centre island, built-in pantry storage and a breakfast nook. Premium appliances include a 6-burner Dacor gas range, Bosch dishwasher and LG refrigerator. A stylish powder room adds a bold touch with a statement porcelain vanity and brushed-gold fixtures. Upstairs are three bright bedrooms with custom built-in wardrobes, including a serene primary suite with a warm wood feature wall and beautifully finished 4-piece ensuite with glass-enclosed rain shower and built-in bench. The fully finished lower level adds complete flexibility, with a separate entrance, bedroom, 3-piece bath, kitchenette and recreation space with a second electric fireplace-ideal for guests, extended family or everyday living. Outside, the property truly sets itself apart. The extra-large, private backyard offers an expansive wood deck, generous lawn, and a separate pergola-covered stone patio with fire-pit area, creating multiple spaces to relax, play and gather. An interlock drive and private garage complete the package. Situated in one of Toronto's most sought-after west-end neighbourhoods, this home is just steps to top-rated Sunnylea schools, parks, the subway, and the shops and cafés of The Kingsway. A rare opportunity to own a refined home in Toronto's west end.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Library
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	$8,039
POSTAL CODE	M8Y 2V4
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Large Window
Dining Room	Main	—	Hardwood Floor, Walk-Out, Pot Lights
Breakfast	Main	—	Hardwood Floor, Open Concept, Large Window
Kitchen	Main	—	Centre Island, Walk-Out, Stainless Steel Appl
Primary Bedroom	Second	—	Hardwood Floor, 4 Pc Ensuite, Overlooks Backyard
Bedroom 2	Second	—	Hardwood Floor, Pot Lights, Overlooks Frontyard
Bedroom 3	Second	—	Hardwood Floor, Pot Lights, Overlooks Frontyard
Family Room	Basement	—	Fireplace, Hardwood Floor, Pot Lights
Bedroom 4	Basement	—	Hardwood Floor, Pot Lights, Closet
Kitchen	Basement	—	Open Concept, Hardwood Floor, Pot Lights

GALLERY


SAGE REAL ESTATE LIMITED, Brokerage


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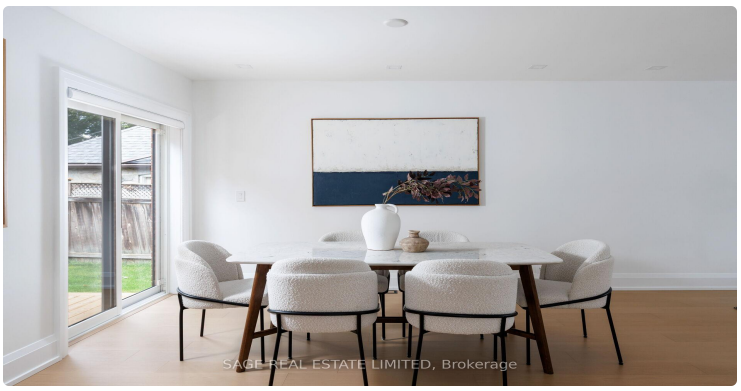

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LISTING AGENT

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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.