



FOR SALE

DETACHED

MLS# W14093200

25 Eagle Road, Toronto, ON M8Z 4H4

Stonegate-Queensway, Toronto · M8Z 4H4

C\$ 3,749,880

5	5	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity to live in an architect's home designed for functional everyday living, lowmaintenance and ample room to entertain! Welcome to 25 Eagle Road, an extraordinarycustom-built contemporary residence in Etobicoke. Bold rooflines, expansive European windowsand exceptional craftsmanship define this thoughtfully designed home. Radiant-heated polishedconcrete floors and a wood-burning fireplace complement the open, light-filled living spaces.The chef-inspired kitchen features premium appliances, sous-vide cooking, custom cabinetry anda striking waterfall island. A private bar with a built-in wine fridge provides the perfectsetting for entertaining, complemented by an elegant Italian marble dining table for memorablegatherings with family and friends.A spectacular 17-foot sliding glass door connects the interior to a private, low-maintenancebackyard retreat. High privacy fencing encloses an in-ground saltwater pool with ambientwaterfall and lighting, complemented by durable concrete surfaces and an outdoor kitchenrough-in. The heated driveway with automatic snow-melting technology adds year-roundconvenience.Upstairs, four generously proportioned bedrooms feature elevated ceilings, with convenientupper-level laundry. A dedicated cigar room with separate ventilation offers year-roundenjoyment and flexibility as an additional bedroom, home office or studio.The finished lower level offers additional space for entertaining, complete with a wet bar,luxurious steam shower and a second washer and dryer. Additional features include Control4smart home automation, fingerprint-secured entry, a heated garage with stacked parkingcapability, an irrigation system and Wi-Fi-monitored snow-melt technology.A distinctive architectural residence where thoughtful design, exceptional amenities andeffortless indoor-outdoor living come together.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

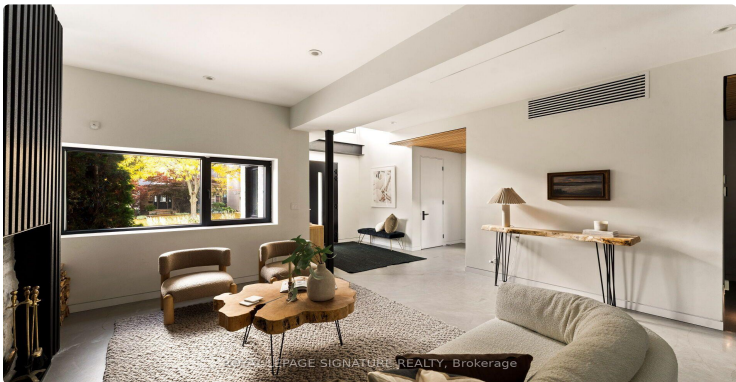
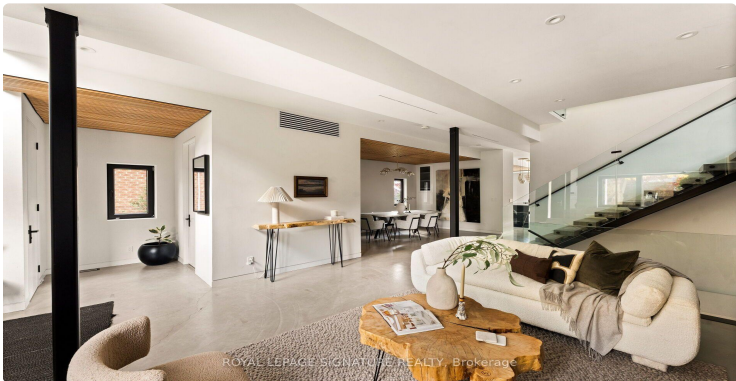
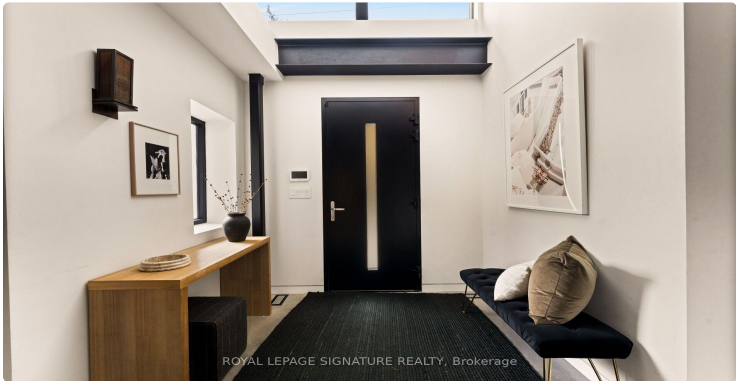
PROPERTY DETAILS

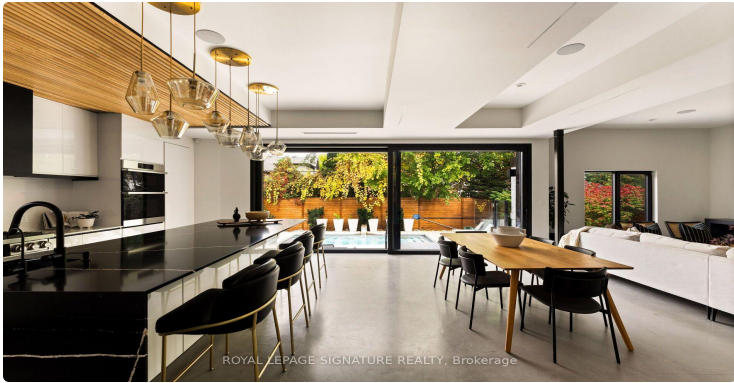
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$14,732
POSTAL CODE	M8Z 4H4
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	2 Pc Bath, Closet, Concrete Floor
Living Room	Main	—	Fireplace, Window, Concrete Floor
Dining Room	Main	—	Formal Rm, Open Concept, Concrete Floor
Kitchen	Main	—	Breakfast Bar, Open Concept, Stainless Steel Appl
Family Room	Main	—	W/O To Yard, Pot Lights, Concrete Floor
Primary Bedroom	Upper	—	5 Pc Ensuite, His and Hers Closets, W/O To Balcony
Bedroom 2	Upper	—	W/O To Balcony, Closet, Hardwood Floor
Bedroom 3	Upper	—	W/O To Balcony, Closet, Hardwood Floor
Bedroom 4	Upper	—	—
Office	Upper	—	Large Window, Updated, Hardwood Floor
Laundry	Upper	—	Laundry Sink, B/I Shelves, Tile Floor
Recreation	Lower	—	Separate Room, Window, Concrete Floor
Game Room	Lower	—	Separate Room, Window, Concrete Floor
Other	Lower	—	Separate Room

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.