



RE/MAX WEST REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# W14119854

38 Smithfield Drive, Toronto, ON M8Y 3M2

Stonegate-Queensway, Toronto · M8Y 3M2

C\$ 2,447,800

5	5	2,750	5	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

One of One. Built with Intention. Designed to Last. A rare architectural home offering approximately 4,000 sq. ft. of finished living space across all levels. Built new from the foundation up in 2018, with as much thought behind the walls as within them. Behind its striking, newly stained and sealed burnt cedar exterior lies a Nudura ICF foundation with steel-reinforced concrete walls extending to the second level. Continuous Rockwool exterior insulation and insulated interior walls and ceilings enhance durability, sound reduction and comfort. EnerGuide-rated at 68 GJ/year, 60% better than a typical new home, with tested airtightness of 1.01 ACH. Radiant in-floor heating throughout, a high-efficiency NTI boiler, Mitsubishi climate control, HRV ventilation, triple-pane Loewen windows and a metal roof complete the high-performance design. Heated polished concrete floors, warm wood, skylights and select vaulted ceilings create a calm, light-filled interior. The integrated kitchen offers extra-deep countertops, built-in appliances and a walk-in pantry. A custom steel fireplace anchors the living space. The rare third level offers a three-piece ensuite rough-in, rooftop deck potential and views of Humber Bay and the Toronto Skyline. The lower level includes a self-contained guest suite with separate entrance, kitchen, laundry and walkout, plus additional space for the main home. A south-facing, 179-ft deep lot offers a private green backyard and detached heated garage, with garden suite potential behind the garage without sacrificing parking. On a quiet, family-friendly street near excellent schools, Humber River trails, waterfront parks and downtown access. A home built with substance and style, for those who appreciate both.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

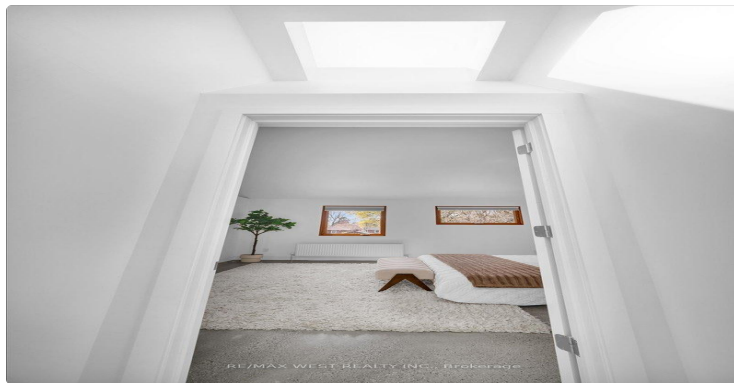
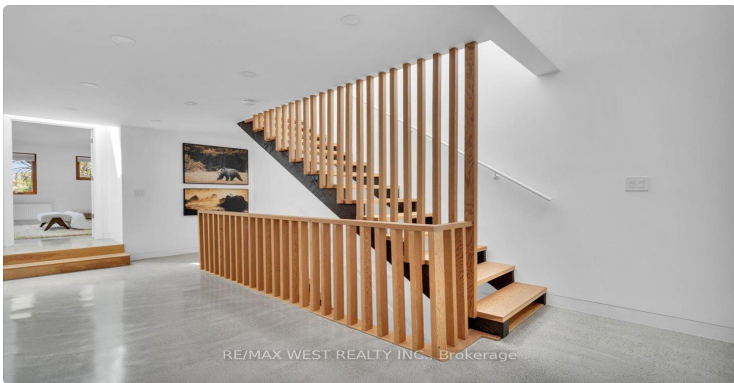
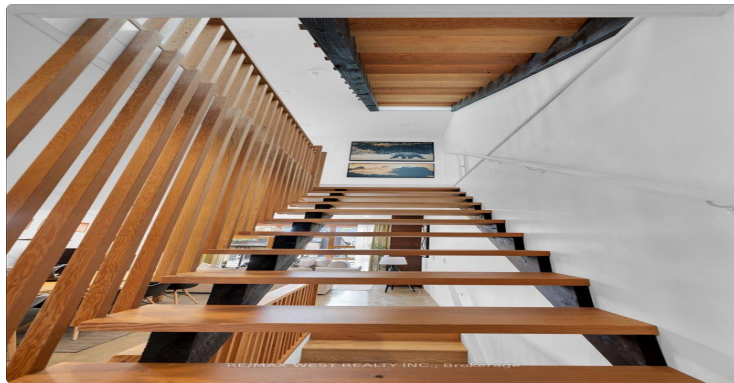
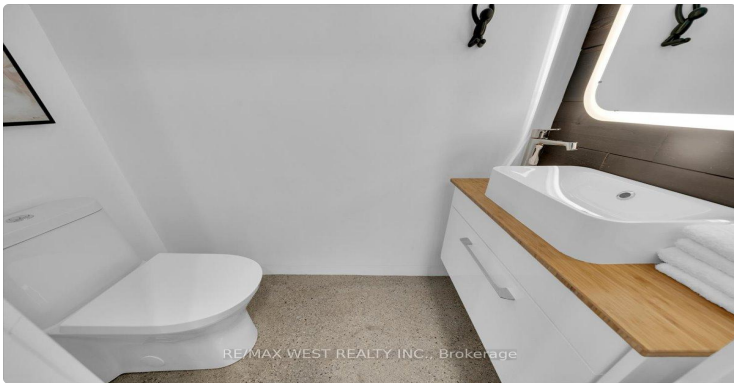
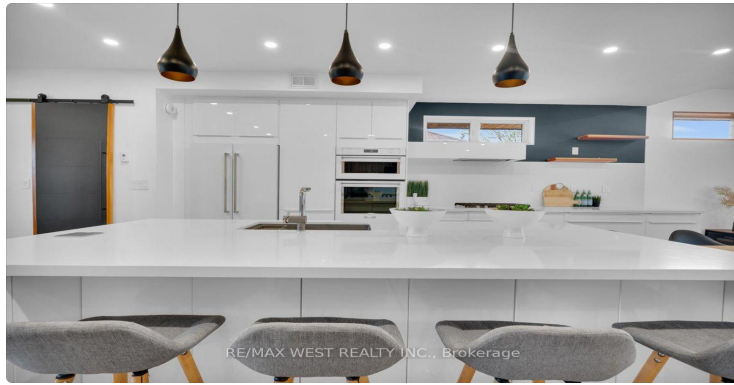
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AGE	6-15 years
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$9,323
POSTAL CODE	M8Y 3M2
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	2 Pc Bath, Closet, Open Concept
Kitchen	Main	—	B/I Appliances, Overlooks Living, Modern Kitchen
Family Room	Main	—	Overlooks Garden, Fireplace, W/O To Deck
Primary Bedroom	Second	—	7 Pc Ensuite, Walk-In Closet(s), Overlooks Garden
Bedroom 2	Second	—	Vaulted Ceiling(s), Picture Window, Double Closet
Bedroom 3	Second	—	Vaulted Ceiling(s), Picture Window, Double Closet
Bedroom 4	Third	—	Juliette Balcony, South View, Hardwood Floor

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.