



FOR SALE

DETACHED

MLS# W14128104

22 Lesmar Drive, Toronto, ON M9B 2V1

Princess-Rosethorn, Toronto · M9B 2V1

C\$ 2,649,000

5	5	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Effortless. Like an invitation that says, just bring yourself. 22 Lesmar Drive is a home defined by versatility. A place that fits the life you live today, with room for whatever comes next. Move-in-ready, this custom home has a place for everything, and everyone. Pull into the driveway. Leave your shoes at the door. The candles are lit, something smells delicious and everyone is gathered in the kitchen. A butler's pass-through leads to the heart of the home, past a walk-in pantry big enough for a game of hide and seek. Quartz counters, premium appliances, a picture window over the sink. Some days colouring books are spread across the kitchen island, some nights its small plates with friends, and a bottle of wine. There's a walk-out to the deck, to the yard where a dog can find a place in the sun. Upstairs double doors open to the primary bedroom where you can shake off the workday, and change into something more comfortable - there are two walk-in closets so you don't have to share. Perhaps a soak in the ensuite tub, after a workout in the fifth bedroom on the lower you've kept as an in-home gym. After dinner, the whole family will settle into their spot in the rec room to watch the game. Outside, an accommodating pool-sized yard for warm summer nights and a two vehicle tandem garage with doors to the rear. Inside, 10ft ceilings on the main for that extra breathing room, and convenient upgrades that mean moving right in, hassle-free. And somehow it all feels so easy and smooth while still being beautiful. We're calling this one, The Milky Way, because it feels just like living under a sky full of stars, a place for limitless dreaming.

FEATURES

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

PROPERTY DETAILS

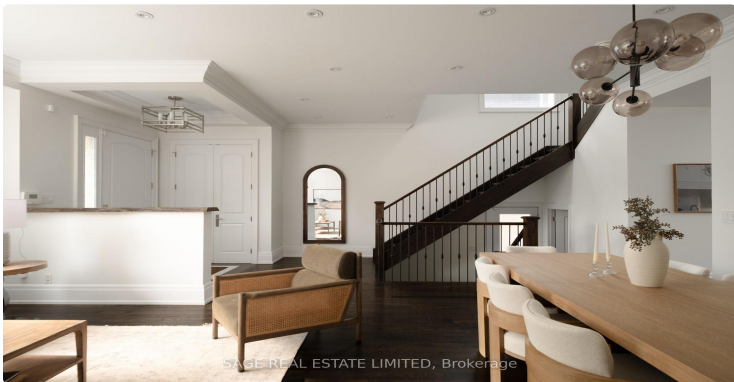
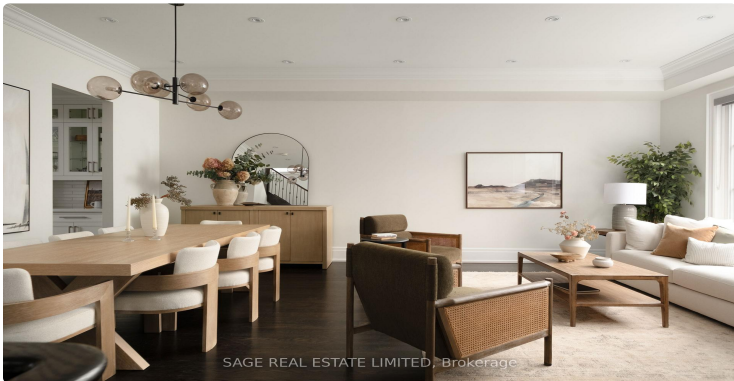
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Walk-Up, Finished with Walk-Out
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$11,487
POSTAL CODE	M9B 2V1
NEIGHBOURHOOD	Princess-Rosethorn

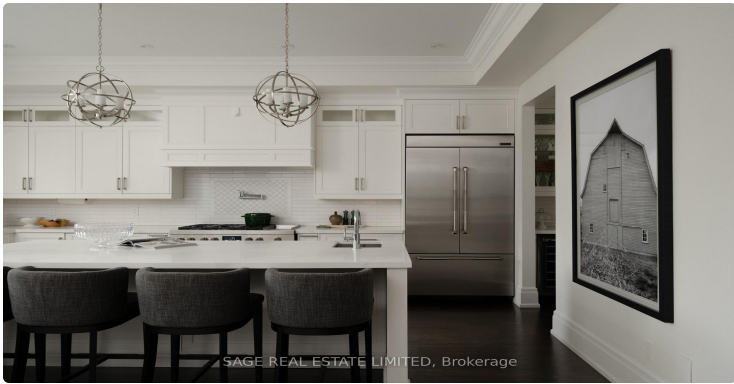
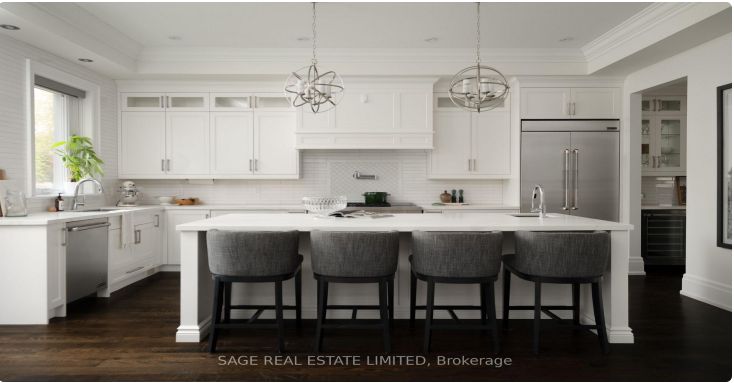
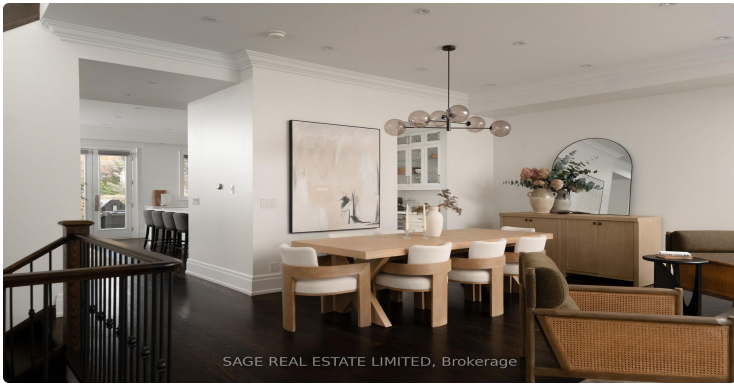
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	SAGE REAL ESTATE LIMITED
22 Lesmar Drive, Toronto, ON M9B 2V1				

Foyer	Main	6.53 x 4.55	Double Closet, Crown Moulding, Tile Floor
Living Room	Main	6.53 x 4.55	Crown Moulding, Large Window, Hardwood Floor
Dining Room	Main	5.66 x 3.05	Walk-Thru, Hardwood Floor, Crown Moulding
Kitchen	Main	5.66 x 4.34	Centre Island, Stainless Steel Appl, Pantry
Family Room	Main	9.17 x 4.75	Window, Gas Fireplace, W/O To Sundeck
Primary Bedroom	Second	4.27 x 4.11	5 Pc Ensuite, Walk-In Closet(s), Coffered Ceiling(s)
Bathroom	Second	4.47 x 4.04	5 Pc Ensuite, Soaking Tub, Tile Floor
Bedroom 2	Second	3.99 x 3.45	3 Pc Ensuite, Walk-In Closet(s), Picture Window
Bedroom 3	Second	7.16 x 5.56	Walk-In Closet(s), Hardwood Floor, Pot Lights
Bedroom 4	Second	3.61 x 2.11	Double Closet, Hardwood Floor, Pot Lights
Bathroom	Second	3.66 x 3.58	3 Pc Ensuite, Pot Lights, B/I Vanity
Recreation	Lower	—	W/O To Yard, Above Grade Window, Electric Fireplace
Bedroom	Lower	—	Above Grade Window, Pot Lights
Bathroom	Second	3.35 x 1.83	4 Pc Bath, Window, Pot Lights
Family Room	Lower	—	Fireplace, B/I Shelves
Laundry	Lower	—	Separate Room, B/I Appliances, B/I Shelves
Bathroom	Lower	—	Renovated, 3 Pc Bath, Pot Lights
Other	Ground	—	Double Doors, W/O To Patio, Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

SAGE REAL ESTATE LIMITED

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.