

FOR SALE | DETACHED | MLS# W14141380

61 Mulgrove Drive, Toronto, ON M9C 2R4

Etobicoke West Mall, Toronto · M9C 2R4

C$ 1,999,999

6	7	2,750	7	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Custom-rebuilt in 2026 using modern construction methods, this distinctive residence combines thoughtful design, high-end materials, and exceptional craftsmanship. Offering approximately 3,000-3,500 sq. ft. of finished living space across three levels, the home features 4+2 bedrooms and 7 bathrooms. Bright, open-concept interiors connect a spacious kitchen with a generous centre island to elegant dining and family areas anchored by a contemporary fireplace. Oversized German-engineered tilt-and-turn windows welcome natural light, while walkouts extend the living space onto a deck overlooking a private, treed backyard. A main-floor office overlooking the front yard provides a comfortable setting for working from home and meeting clients. Each of the four upstairs bedrooms has its own ensuite and walk-in closet. The primary bedroom offers a private balcony and a five-piece ensuite with heated floors. A separate laundry room on the second floor adds everyday convenience. An additional sitting area offers flexible space for a home office, reading nook, or children's play area. The finished lower level includes two kitchens, two bedrooms, two bathrooms, additional laundry, a side entrance, and a walkout to the backyard. Arranged for extended family living or potential rental income, this flexible space could also accommodate a home gym, playroom, or relaxing retreat. A spacious three-car garage features epoxy flooring and an 8-by-8-foot garage door. Located in one of Etobicoke's most desirable family communities, just minutes to excellent schools, parks, golf courses, ravine trails, TTC, highways, shopping, and everyday amenities. A rare opportunity to own a truly exceptional home in an unbeatable location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School
- ✓ Terraced
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	East
AGE	New years
AREA RANGE	2500-3000 sqft
PARKING	7 spaces
ANNUAL TAX	$8,724
POSTAL CODE	M9C 2R4
NEIGHBOURHOOD	Etobicoke West Mall

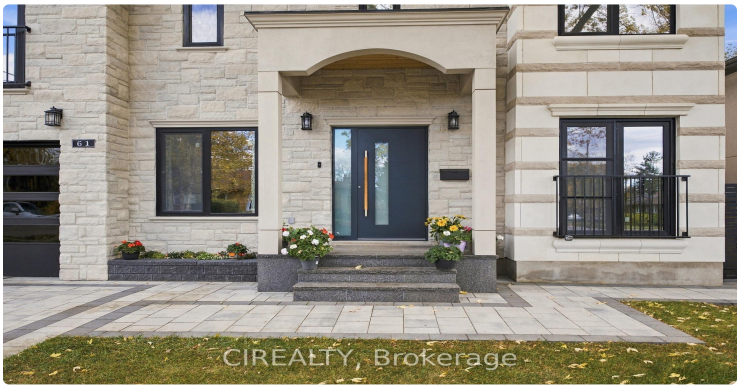
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Coffered Ceiling(s), Fireplace, W/O To Deck
Dining Room	Main	—	Overlooks Living, Combined w/Living, Hardwood Floor
Kitchen	Main	—	B/I Stove, Breakfast Area, Open Concept
Office	Main	—	Overlooks Frontyard, Hardwood Floor
Primary Bedroom	Second	—	Walk-In Closet(s), 5 Pc Bath, Balcony
Bedroom 2	Second	—	Walk-In Closet(s), 3 Pc Bath, Hardwood Floor
Bedroom 3	Second	—	3 Pc Bath, Walk-In Closet(s), Hardwood Floor
Bedroom 4	Second	—	3 Pc Bath, Walk-In Closet(s), Hardwood Floor
Laundry	Second	—	Window, Separate Room, Tile Floor
Sitting	Second	—	Hardwood Floor, Walk Through
Kitchen	Basement	—	Walk-Out, Overlooks Backyard, Large Window
Bedroom 5	Basement	—	Window, 3 Pc Bath
Kitchen	Basement	—	Side Door, Combined w/Laundry
Bedroom	Basement	—	Window, 3 Pc Bath
Laundry	Basement	—	—

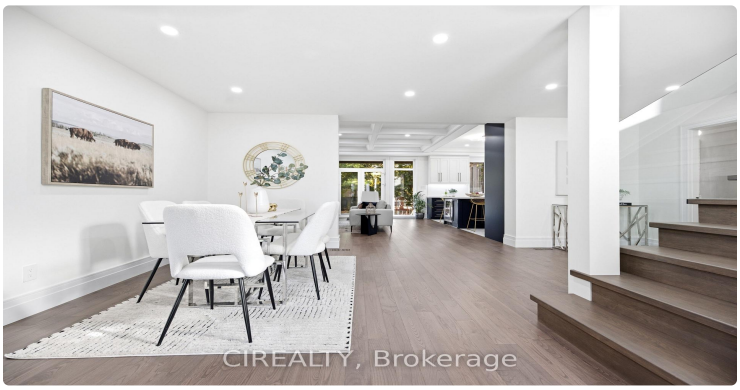
GALLERY


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LISTING AGENT

Pavel Shaganenko

CIREALTY

Email: pshaganenko@gmail.com

Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.