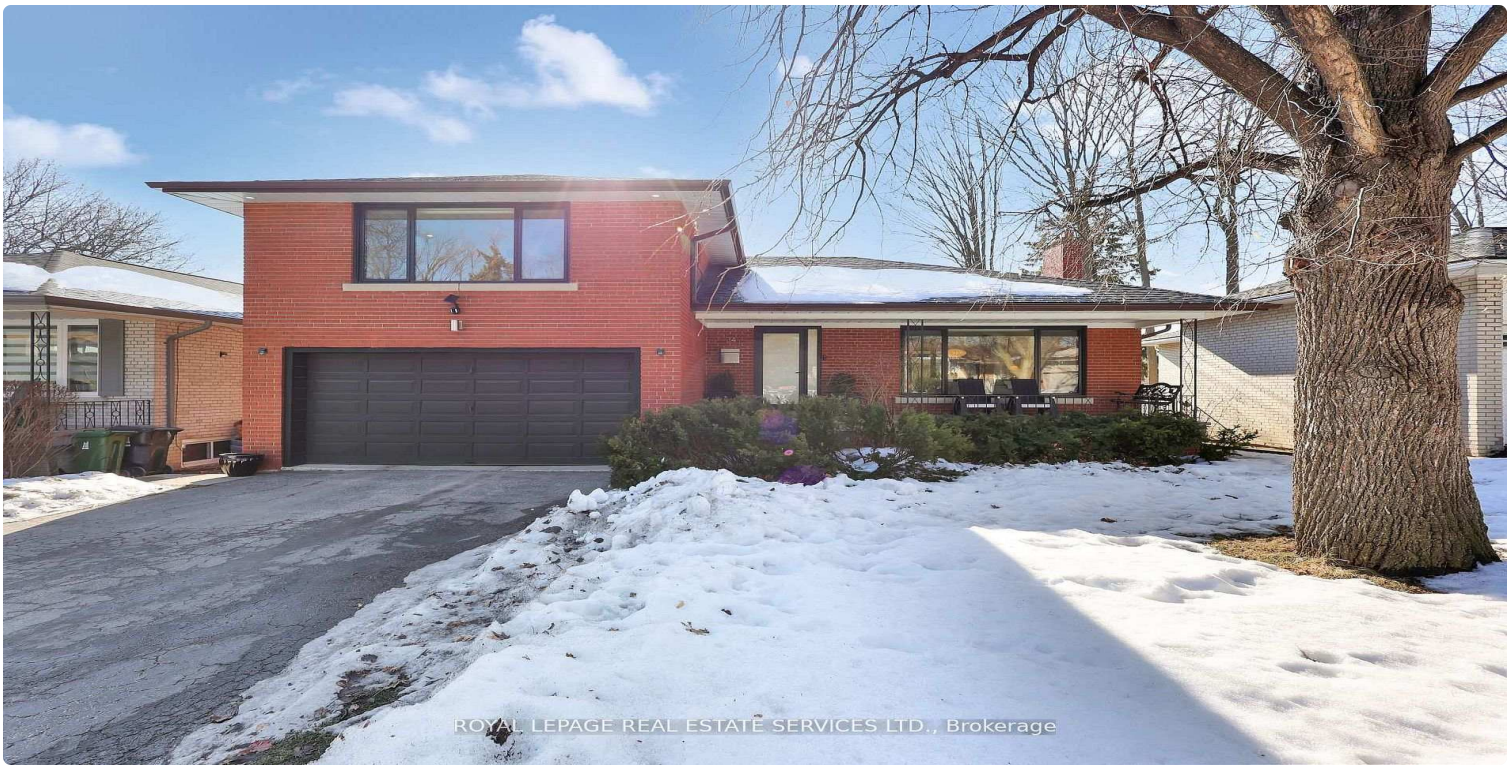


FOR SALE | DETACHED | MLS# W14156228

34 Bearbury Drive, Toronto, ON M9C 2G9

Markland Wood, Toronto · M9C 2G9

C$ 1,769,000

4	3	1,750	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Completely Transformed In 2019, This Modern Masterpiece Stands Out In The Prestigious Community Of Markland Wood - One Of Etobicoke's Most Established And Sought-After Neighbourhoods. Known For Its Tree-Lined Streets, Strong Homeowners' Association, And The Landmark Markland Wood Golf Club, The Area Offers A Blend Of Tranquility, Community, And Urban Convenience. This Home Was Rebuilt With Exceptional Attention To Detail. The Main Floor Features 11-Ft Vaulted Ceilings, Enlarged Windows And Doors, And Integrated Trim For A Clean, Architectural Aesthetic. The Custom Kitchen By Top Notch Cabinets Includes An Eight-Foot Waterfall Island, Stone-Slab Backsplash And Hood, And Fully Integrated Jenn-Air Appliances. Upstairs, The Primary Suite Was Redesigned To Include A Larger Ensuite, While The Lower Level Offers A Fourth Bedroom And Dedicated Laundry. Premium Finishes Include Engineered White OakFloors, Aria Vents, Heated Bathroom Tiles, Tankless Toilets, Premium Grohe Bath Fixtures, A Built-In Sound System, And Comprehensive Insulation Upgrades For Year-Round Comfort. The Backyard Transformation Creates A Private Resort Experience With A Concrete Slab Deck, Aluminum Pergola, In-Ground Lighting, Natural-Gas Fire Pit Lounge, Garden Space, And A Year-Round Immerspa Pool That Functions As Both Pool And Hot Tub. Markland Wood Offers Outstanding Top-Ranked Schools, Along With Quick Connections To Major Highways And Transit Routes. With Its Safety, Strong Community, And Serene Atmosphere, Markland Wood Is Widely Regarded As One Of Toronto's Most Desirable Places To Call Home. This Is A Rare Opportunity To Own A Fully Re-Engineered, Luxury Home In A Neighbourhood That Already Defines Prestige!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Wooded/Treed

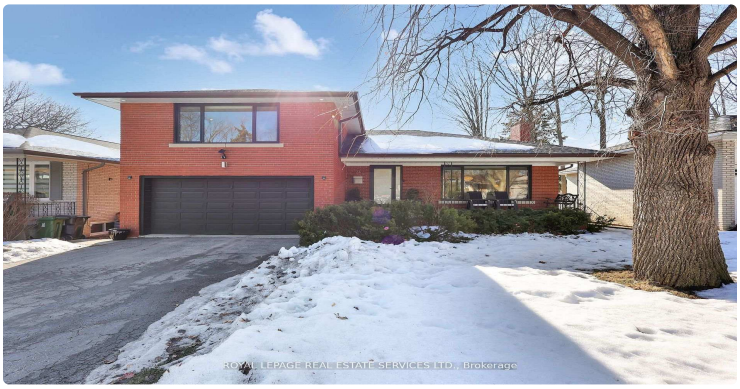
PROPERTY DETAILS

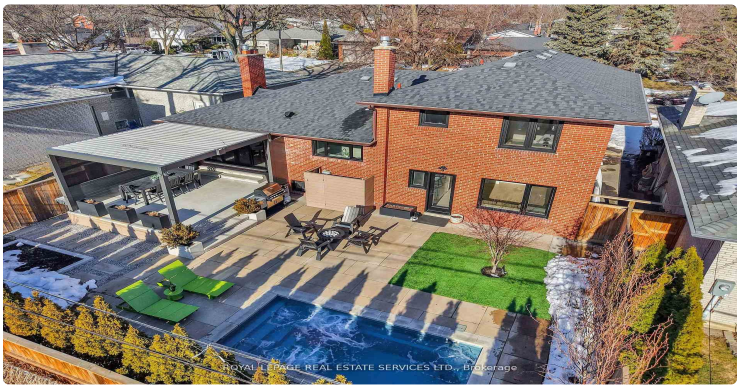
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Crawl Space, Full, Finished
FACING	West
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	$6,722
POSTAL CODE	M9C 2G9
NEIGHBOURHOOD	Markland Wood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Modern Kitchen, B/I Appliances, Overlooks Backyard
Dining Room	Main	—	Combined w/Kitchen, W/O To Yard, French Doors
Living Room	Main	—	Vaulted Ceiling(s), Hardwood Floor, Built-in Speakers
Primary Bedroom	Upper	—	4 Pc Ensuite, Heated Floor, B/I Closet
Bedroom 2	Upper	—	B/I Closet, Hardwood Floor, Large Window
Bedroom 3	Upper	—	B/I Bookcase, Hardwood Floor, Large Window
Bedroom 4	Lower	—	Hardwood Floor, Above Grade Window, Built-in Speakers
Family Room	Ground	—	B/I Shelves, Hardwood Floor, Large Window
Recreation	Lower	—	Hardwood Floor, Pot Lights, Built-in Speakers
Laundry	Lower	—	B/I Shelves, Quartz Counter, Laundry Sink

GALLERY


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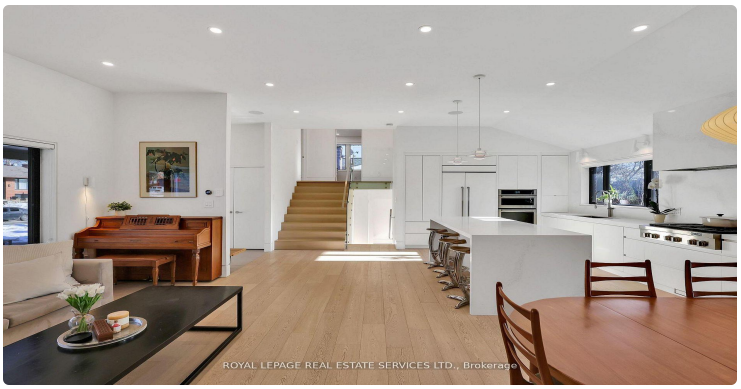

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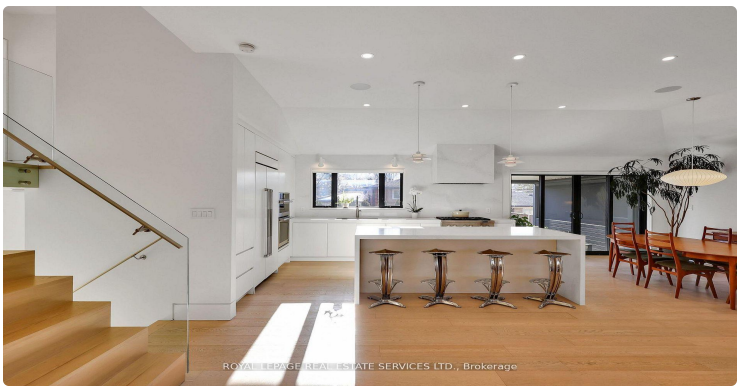

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LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on November 6, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.