MELISSA EMOND

IN SOUTH ETOBICOKE



38 Smithfield Drive

STONEGATE–QUEENSWAY | 4+1 BEDS | 5 BATHS | 1 DETACHED GARAGE









WELCOME TO 38 SMITHFIELD DRIVE

Architectural Living, Effortlessly Done

From the moment you walk in, this home feels different. There's a quiet confidence to it, felt in the way light moves through the space, in the warmth of the materials, and in how everything comes together so effortlessly.

Inspired by West Coast living, the home blends natural elements with clean, modern design. The burnt cedar exterior sets the tone, while inside, polished concrete floors, thoughtfully placed skylights, and vaulted ceilings in select areas create a calm, grounded atmosphere. Natural light filters in from above throughout the day, enhancing the architectural lines and giving certain spaces a subtle loft-like feel rarely found in a traditional layout.

The kitchen sits at the centre of it all, sleek and integrated, featuring a large island, gas cooktop, built-in appliances, hidden storage, a walk-in pantry, and extra-deep countertops that add both function and a subtle sense of luxury. It flows seamlessly into the living space, where a custom steel fireplace anchors the room and a walkout leads to the backyard. A thoughtfully placed main floor powder room adds everyday convenience, while a mix of expansive windows and smaller, wood-framed windows above your sightline adds layers of natural light while maintaining privacy.

A thoughtfully designed staircase connects the levels and acts as its own architectural feature, drawing your eye upward toward the vaulted ceilings and skylights above.

With 4 bedrooms and 5 bathrooms, the layout offers both flexibility and comfort. The primary suite is a true retreat, featuring vaulted ceilings, dedicated cooling, a spa-inspired ensuite with heated floors, a towel warmer, and a beautiful soaker tub wrapped in warm wood with a skylight above, creating a calming, light-filled space, along with a generous walk-in closet.

On the second level, cathedral ceilings and skylights continue the architectural theme, alongside a bright, well-placed laundry room and an additional full bathroom, while the second and third bedrooms feature vaulted ceilings that add volume and light, along with quality windows and dedicated cooling.

The third level offers something truly special, whether used as a bedroom, studio, or quiet escape, with unobstructed south-facing views of Humber Bay and the city skyline including the CN Tower, along with a Juliette balcony, a bathroom already roughed in, and rooftop deck potential.

The lower level is designed with flexibility in mind, featuring two distinct living areas including a fully self-contained guest suite with its own entrance, kitchen, bathroom, laundry, and walkout to a covered patio, ideal for extended family, guests, or income potential.









Behind the design, the construction speaks for itself. Built new from the foundation up in 2018, this home reflects a level of care and construction rarely found. A premium Nudura insulated concrete form (ICF) foundation and steel-reinforced concrete walls to the second level are paired with high-performance insulation and a carefully considered building envelope for long-term durability and efficiency.

Radiant in-floor heating throughout is supported by a high-efficiency NTI boiler system with zoned control, while a Mitsubishi Electric heat pump and heat recovery ventilation system ensure year-round comfort and continuous fresh air. A premium metal roof by Ideal Roofing and triple-pane Loewen windows complete the package.

Set on a rare, sunny and flat 179-foot deep lot with south exposure, the outdoor space offers a true sense of privacy and scale. The backyard feels like an extension of the living space, featuring a large deck, custom concrete patio, pergola seating area, and walkouts from both the main and lower levels, designed for both quiet moments and entertaining.

Parking is both practical and rare, with two front spaces side-by-side and a detached garage designed to accommodate a larger vehicle. Fully insulated and built with the same level of care, it includes a finished space ideal for a home office, gym, or studio, with future garden suite potential.

Located on a quiet, tree-lined street, it's the kind of neighbourhood where kids still play out front and the sense of community is something you feel right away. Just steps to the Humber River Recreational Trail, Humber Bay Shores, and waterfront paths, with quick access to the Gardiner Expressway, The Queensway, Lake Shore Boulevard, and the future Park Lawn GO Station.

This is a home that quietly sets itself apart, where thoughtful design, quality construction, and everyday living come together in a way that simply feels right.



















Excellence in the Essentials

- Neighbourhood: Stonegate–Queensway
- Property Type: Detached, 2½ storey
- Bedrooms: 4+1
- Bathrooms: 5
- Garage: 1 detached garage
- Lot Size: 34 x 179 feet



Infrastructure & Peace of Mind

- 200 amp electrical service
- Upgraded 1" copper water line
- New 4" sewer line with multiple cleanouts
- Backwater valve for added protection



Advanced Drainage & Waterproofing System

- Exterior weeping tile system surrounded by extra deep clear stone
- Interior weeping tile system beneath the basement slab
- Oversized sump pit with high-performance pump
- Fully waterproofed foundation walls, including walkout areas



Energy Efficiency

- Professionally tested for energy efficiency with excellent air tightness (approx. 1.01 ACH)
- Performance exceeds standard new-build requirements and approaches Passive House levels
- Designed for lower energy costs and consistent year-round comfort


















FOR SALE • FOR SALE • FOR SALE •



First Floor

Second Floor

Third Floor

Fourth Floor

Total Square Footage (Above Grade): 2,750 sq ft | Total Square Footage (Including Basement & Garage): 4,183 sq ft

Scan the QR code

to access the complete gallery, detailed floor plans, and immersive virtual tour, revealing the full scope and detail needed to truly appreciate this exceptional residence.