

# 57 Dawnridge Trail

## **Truly A Rare Find In Heart Lake West! Immaculate 3 +2 Bedroom, 4 Bathroom Bungalow With A Heated Inground Saltwater Pool And Impeccably Manicured Gardens.**

Located On A Quiet Tree-Lined Crescent. Walking Distance To Parks, Trails And Conveniently Located Close To All Amenities, Impeccably Manicured Garden With Inground Sprinkler. Stunning Curb Appeal With A Double Door Entry (2016) And A Large Welcoming Foyer To Greet Your Guests. Rooms Are Bright And Spacious With Multiple Large Windows And LED Pot Lights Throughout For Extra Lighting. Combined Living Room/Dining Room Plus A Family Room With A Gas Fireplace. Kitchen Has Under Cabinet Lighting, Quartz Countertop, Marble Backsplash (2022) Stainless Steel Appliances And Is Combined With The Breakfast Area That Overlooks And Has A Double Slider Door Walk Out To A Backyard Oasis Featuring A Heated Inground Saltwater Pool As The Star Attraction. New Salt Cell (2021) New Pool Heater (2021) When You're Not Entertaining Outdoors, Enjoy The Indoors. A Fully Finished Basement Which Is Conveniently Accessible By 2 Separate Stairwells, Doubles Your Sq Ft And Living Space. Large Recreation Room With Wet bar And A Combined Theatre Room. Additionally, The Basement Offers A 2nd Kitchen, Exercise Area, 2 Extra Bonus Rooms, 3 Pc Bathroom, Workshop Room, Cantina And Lots Of Storage Space. After A Long Day, A Perfect Place To Unwind Is The Master Bedroom With A Walk In Closet, 5Pc Ensuite Including A Bathtub With The Added Benefit Of A Rain Shower Head For A Full Body Coverage Rain Shower Experience. A Retreat Where You Will Feel Completely At Ease, Comfortable And Well Rested. Shows 10+++ This Is A Must See, Turnkey Property!!

### Extra Features:

Salt Cell & Pool Heater (2021)  
2 Garage Door Openers And Remotes (2021)  
Extended Roof/Covered Porch In Backyard (2020)  
Pool Pump (2020)  
Pool Sand Filter (2017)  
New Side Door (2016)  
Pool Liner (2015)  
Kitchen Reno (2015)  
All Bathrooms Reno'd (2015)

### Include:

-Security System Equipment  
-All Appliances  
Main Floor: Fridge, Stove, Built In Microwave/Hood Fan, Dishwasher, Washer And Dryer  
Basement: Fridge, Stove, Hood Fan  
-All Drapery, Blinds And Drapery Hardware  
-All Electrical Light Fixtures Including Outdoor Ceiling Fan  
-All Bathroom Vanities And Mirrors  
-Pool Table In Basement  
-All Swimming Pool Equipment And Accessories  
-Garden Shed

### Exclude:

-Garage Hoist  
-Garage Floor Mats  
-All Garage Cabinets Including Wall Mounted Patio Furniture  
-Outdoor Heater  
-Marble Polar Bear Statue In Front Garden  
-Pizza Oven