



GRASSROOTS
REALTY GROUP

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**11909 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2272598



\$789,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,130 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated G		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Greenbelt, Ir		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, See Remarks, Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Sprinkler System w/ panel		

A Rare Find! Gorgeous Executive 2 story custom built for a Realtor! Located on thee BEST street in Crystal Lake! This Cygnet Blvd home backs onto the 7 acre park. Only One owner who meticulously cared for and renovated this home. As you enter you will find a large vestibule area complete with a bench seat. Immediately you will find the flex room which can be used as an office, a private dining area or a quiet room. On the main floor you will find a large laundry room/2 pc bath which has many cabinets for storage. The laundry room features a square double corner sink and custom granite countertops. The bathroom is located immediately as you enter the home from the garage. The open concept main floor living space features a 10'3" x 6' exotic leather finished granite island. This is the focal point and will host many large family gatherings. The new Jenn Air cooktop is conveniently located in the island. The family Chef will appreciate the functional design of the kitchen. Fridge, dishwasher and cooktop are all brand new 2025. The corner pantry features custom shelving. The custom black oak cabinets were made by Lafleur Cabinets and include pots and pans drawers. The back wall of the home is mainly windows and allows you a perfect view of the Sunrise. The great room features hardwood floors, a custom stone wall and a cozy gas fireplace for those cold winter nights. Custom new metal railing fabricated and installed by Metal Lord Daniel(2025). All new light fixtures installed thru out the home. As you enter the second level you are graced by a large foyer type area and the kids bedrooms and jack & jill bathroom on your right and the master suite is on the left. The kids bathroom has a custom granite countertop with double sinks. The shower and toilet have a separate area with a privacy door. The master suite faces west and has large windows so you often get a great

view of the gorgeous sunsets. The master suite features 3/4 inch hardwood flooring. The walk in closet features custom built in shelving units. As you enter the oversized ensuite you feel like you entered your own personal spa. There is an abundance of maple cabinets for storage and the golden quartz countertops bring it next level. Every lady will love the separate vanity for her morning skincare ritual. The corner jacuzzi tub is perfect for an evening soak. There are built in speakers through out the home. The backyard faces East so you will enjoy many of the glorious sunrise views from your kitchen/great room. Basement has a massive games room for the kids and 1 bed/1 bathroom. Basement is 9'. Large storage room for seasonal goods. The yard features many beautiful lilacs and flowering trees which attract the birds to create a little heaven on earth. Custom concrete curbing around all flower beds and in-ground sprinklers. There are 2 cement patios for outdoor entertaining. New rear deck is TREX composite 2025. New Cedar roof Nov 2023. Triple garage is heated. Seller is a Licensed Realtor in the Province of AB