



GRASSROOTS
REALTY GROUP

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**12029 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2142522



\$439,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: n/a

(Public Open House Saturday 2:00-4:00pm) Your family will enjoy Crystal Lake Estates year 'round! Featuring a Massive greenspace directly out back, plus a short walk to views of the lake. This home boasts over 1,800 square feet of living space plus a full basement too. The open concept and contemporary vibe begins with a welcoming kitchen, its large centre island, quartz countertops, large pantry and a breakfast nook that leads to the main floor patio doors. The patio doors draw you outside to a yard that spans beyond to a huge greenspace uniting you with nature and calling on you for "BBQ time". The kitchen also opens to the bright and spacious family room ideal for entertaining or to simply enjoy the room's feature gas fireplace on those cooler cozier kinda days. Topping off the main level you will find a versatile office area/dining space that provides you with the flexibility needed for today's modern living. Upstairs you find a large primary bedroom with an updated spa-like ensuite with soaker tub and shower. As a bonus the primary bedroom offers a south facing balcony perfect for enjoying your morning coffee or a hot chocolate while taking the serenity of a crisp winter day. In addition to the upper level you will find two more generous sized bedrooms, a large full 4 piece bath and upper level laundry to complete the top floor. Central air provides you that needed relief in the summer months and the In-floor heat in the basement provides you with comfort and warmth during the cooler months. The basement is spacious and partially completed. The floor is painted so just add a ceiling and your finishing touches. The partially completed bedroom is being used as a handy workout area. And the bath that just needs your choice of fixtures. A long driveway that leads to your oversized double attached garage providing you with ample parking and storage. You can drive along

Cygnets Boulevard to check how nice this area is and view the virtual tour and photos and imagine your family here! Book an appointment to view your next home today.