



**12109 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2171245



\$599,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Off Street, Parking Pad, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Sump Pump(s)		

Inclusions: Sun Shelter

Discover unparalleled elegance in this stunning custom-built 2-storey residence, perfectly situated on the coveted Cygnet Boulevard in the prestigious Crystal Lake Estates. Spanning an impressive +3000 sq.ft of developed space, this masterpiece offers 4 lavish bedrooms and 3.5 opulent bathrooms, ideal for both family living and entertaining. As you enter, be greeted by a grand foyer showcasing soaring 18-foot ceilings and expansive windows that invite natural light to dance throughout the space. The main floor boasts a gourmet kitchen, meticulously designed with granite countertops, a spacious island, high-end white cabinetry, a corner pantry, a wine cooler, and top-of-the-line stainless steel appliances. The convenience of a main floor laundry and a chic half bath enhances the functionality of this exquisite home. Retreat to the luxurious master suite, a sanctuary of tranquility featuring a sprawling ensuite with a deep soaker tub, a separate shower, double sink vanity, and an oversized walk-in closet designed for the discerning homeowner. The elegantly finished basement presents a generously sized bedroom, a stylish bathroom, and a spacious family/game room complete with a rock-faced gas fireplace, perfect for cozy gatherings. Step outside to your meticulously landscaped yard, adorned with lush trees, vibrant shrubbery, and a sun shelter on a beautifully stamped patio—an oasis for outdoor relaxation. Additional highlights include two gas fireplaces, a triple heated garage, and a striking triple stamped concrete driveway. Recent enhancements showcase a modernized kitchen, fresh paint, contemporary lighting, refined flooring, and tasteful bathroom renovations, ensuring a blend of luxury and comfort. This exceptional home is not just a property; it's a lifestyle waiting for you to embrace. Schedule your private viewing today! Selling realtor is related to

seller.