



**GRASSROOTS**  
REALTY GROUP

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**12050 Cygnet Boulevard  
Grande Prairie, Alberta**

**MLS # A2194848**



**\$699,999**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,380 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn, Reverse Pic		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows

**Inclusions:** white cabinets and white shelves in garage, 2 metal hanging shelves in garage, garage heater

CYGNET BOULEVARD !!! Executive living with family, community and multigenerational opportunities. The view people & 2ND FLOOR-Enjoy your coffee or a good morning stretch looking over Crystal Lake from your Master Suite or on your private balcony retreat. Cuddle up on those cold nights before 1 of 3 fireplaces. You will feel like your at the Spa when you walk into the master ensuite. His and Hers sinks, walk in shower and soaker tub. There will be no argument on closet space with the custom built-ins. The Kids or Office won't be too far away, with two more rooms upstairs showcasing natural light and extra deep closets and more custom build ins. THE MAIN FLOOR & Boasts a grand staircase and a gorgeous stone two sided fireplace that gives just that right amount of separation (but still keeping an eye on the kiddos and being part of the conversation). Host your large dinners on a 6 foot + long Granite Island. Every chef will look forward to cooking on the gas stove while the kids snack and do homework. Grand dance worthy space for more than 1 chef. Don't worry, there is still room in the spacious dining area and the massive living room with over 30 feet of double ban windows (with built in speaker systems on all levels). Convenient main floor laundry room and a large butler pany. THE BSMT & Man Cave, In-law/guest retreat, kid zone, work out area, music space. Fully Developed with large bathroom and bedroom that rivals the Master suite. Meticulously maintained inside and out, turn-key ready, has all the small things that you didn't know you wanted. NEWLY PAINTED IN & OUT, NEW LIGHT FIXTURES, FRENCH DOORS TO MAIN FLOOR DECK (DURA DECK AND DURABLE ALUMINUM RAILING) . IN-GROUND SPRINKLERS, BUILT-IN VAC & ATTACHMENTS, A/C FOR THOSE HOT SUMMER

NIGHTS AND STAMPED CONCRETE, SPEAKER SYSTEM, SMART LIGHTING, HARDIE BOARD AND STONE EXTERIOR, PLUS 3 CAR GARAGE FEATURING A SERIOUS MAN CAVE ZONE, WHICH IS HEATED AND DEVELOPED. CALL FOR YOUR PRIVATE TOUR TODAY!