

**12006 Cygnet Boulevard  
Grande Prairie, Alberta**

**MLS # A2162181**



**\$749,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,350 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** All Window Coverings, Garage Freezer, Garage Shelves, Garage Mats, Central Vac & Attachments, Picnic Table.

Nestled into a quiet inlet on the sought after Cygnet Boulevard, backing onto Crystal Lake is this beautiful 1.5 storey home offering 5200+ sq ft of living space. An executive home, meticulously maintained & built with longevity in mind. You'll be greeted with luxury from the moment you step inside the grande tiled foyer with 20+ ft ceilings and a spiral staircase of your dreams. The bright floor plan offers an open concept design boasting 2 living rooms, formal dining area & a breakfast nook with a bay window. Your chef's kitchen features a massive island with prep sink, hard surface countertops, all stainless steel appliances, restaurant grade gas stove, corner pantry & heated tile throughout. The kitchen opens into the living room with a floor to ceiling view of the lake & a cozy gas fireplace. The main floor also hosts a bedroom with ensuite (featuring a safe step tub), laundry room with access to the garage and a half bath. At the top of the stairs you'll find a sitting area overlooking the serene views along with the primary bedroom complete with a private balcony, walk-in closet, open ensuite with steam shower, jacuzzi tub, double vanity, get ready station and a 3 sided gas fireplace. 2 spare bedrooms and a 4-piece bathroom complete the upper level. The basement is fully developed with a rec area, living room, large wet bar, 2 spare bedrooms, full bathroom, 2 utility rooms with state of the art commercial grade heating system and a second set of stairs with access to the garage. The heated attached triple car garage is the perfect spot to park, tinker or use for storage. This home truly offers you a sanctuary within the city limits, the perfect mix of treed privacy and relaxing lake views. Just imagine entertaining your family and friends here, enjoying a dinner on the rear deck or having a fire while watching the sunset over the lake as the kids play around you. Notable

items include: new cedar shakes 5 years ago, rear living room windows replaced 3 years ago, reverse osmosis water system installed in 2016, central air conditioning with dual zoning, in-floor heat throughout including the garage and driveway. Call today to see this beautiful home.