

**12050 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2194848



\$729,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn, Reverse Pi		

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

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 !!! WHAT MORE DO I NEED TO SAY ? EXECUTIVE LIVING WITH A VIEW OF CRYSTAL LAKE FROM YOUR MASTER SUITE BALCONY! ENJOY THE INCREDIBLE ALBERTA SUNSETS WITH A GLASS OF WINE RELAXING ON YOUR PRIVATE SECOND LEVEL BALCONY OFF YOUR MASTER RETREAT. SPA LIKE ENSUITE BATHROOM WITH LARGE SOAKER TUB AND WALK-IN SHOWER, HIS & HER SINKS. WALK THRU MASTER CLOSET WITH BUILT-IN ORGANIZERS. UPSTAIRS YOU WILL FIND TWO ROOMY KIDS BEDROOMS WITH DEEP CLOSETS COMPLETE WITH CLOSET ORGANIZERS. THE MAIN BATHROOM IS SPACIOUS AND FEATURES A ONE PIECE TUB/SHOWER ENCLOSURE AND NON SLIP TILE FLOORS. THE HOME WAS FRESHLY PAINTED LAST WEEK AND UPGRADED NEW LIGHT FIXTURES ARE FEATURED THROUGHOUT THE HOME. THE STAIRCASE OFFERS AN ELEGANCE TO THE ENTRANCE WHILE ALSO OFFERING PRIVACY. THE GREAT ROOM IS OVERSIZED AND HAS MANY LARGE WINDOWS TO CAPTURE THAT MORNING SUNRISE. THERE IS A TWO WAY STONE FIREPLACE SEPARATING THE GREAT ROOM AND DINING AREA. THE DINETTE ACCOMODATES A LARGE DINING TABLE AND FEATURES FRENCH DOORS TO THE DECK. THE KITCHEN IS SPACIOUS WITH BLACK GALAXY GRANITE AND LIGHT MAPLE CABINETS THAT WERE CUSTOM DESIGNED AND INCLUDE AN ABUNDANCE OF PULLOUT DRAWERS. GAS RANGE FOR THE CHEF IN THE FAMILY. THE BUTLER PANTRY IS LOCATED BETWEEN THE GARAGE ENTRANCE AND THE KITCHEN. THERE IS LOTS OF SHELVING AND TONS OF ROOM FOR THAT COSTCO SHOPPING TRIP. THE LAUNDRY / POWDER ROOM ARE CONVENIENTLY

LOCATED NEAR THE ENTRANCE AND THE KITCHEN. THE BASEMENT IS FULLY DEVELOPED WITH A LARGE GAMES / REC ROOM AND A SEPARATE PLAY AREA OR WORK OUT SPACE. THE BASEMENT HAS AN ABUNDANCE OF SPACE. THERE IS A LARGE COZY GUEST ROOM OR MOTHER-IN-LAW ROOM AND A HUGE ENSUITE BATHROOM WITH A LARGE WALK IN SHOWER FOR YOUR GUESTS. YOUR GUESTS MAY NEVER LEAVE. THIS HOME IS SITUATED ON A LARGE CORNER LOT AND IT FEATURES A LARGE STAMPED CONCRETE PATIO IN THE BACKYARD. THE EXTERIOR IS HARDIE AND STONE AND EXUDES CLASS. THE GARAGE FEATURES A SERIOUS MAN CAVE PERFECT FOR GUYS HOBBIES AND TOYS. MAKE IT YOUR OWN LITTLE WORK SHOP OR JUST A PLACE TO UNWIND AFTER A LONG DAY. THIS BEAUTY IS A MUST SEE AND IT IS LOCATED ON ONE OF THE BEST STREETS IN GRANDE PRAIRIE. CALL YOUR FAVOURITE REALTOR TODAY FOR YOUR PRIVATE VIEWING OF THIS FULLY DEVELOPED HOME.