

**12109 Cygnet Boulevard**  
**Grande Prairie, Alberta**

**MLS # A2171245**



**\$599,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	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&mdash;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.