

**11917 Cygnet Boulevard**  
**Grande Prairie, Alberta**

**MLS # A2189446**



**\$664,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,000 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Irregular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Cedar Shake

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Hot Tub (as is)

Stunning executive living meets large family dream home on one of the most exclusive streets in Grande Prairie. Curb appeal is 10/10 on this gorgeous Cape Cod-style, two-story home on prestigious Cygnet Boulevard, offering the perfect blend of charm, space, and luxury. Backing onto a serene park with picturesque walking trails and situated directly across the street from beautiful Crystal Lake, this home is a dream come true for those seeking an exclusive lifestyle. The 24x24 garage is heated and large enough for 2 family sized SUVs all the while having a triple driveway for guests to park. Spanning an impressive 4,000+ square feet on 3 levels this home features 6 (SIX) generously sized bedrooms on the second floor, ideal for a large family or hosting guests. Enjoy the quiet getaway of this extra large master suite complete with walk in closet, full ensuite and large windows to watch the sun rise. The main floor boasts a spacious office with a full bathroom and closet, offering the flexibility to transform it into a seventh bedroom if desired. The heart of the home is the huge kitchen, perfect for cooking, entertaining and large family gatherings. The expansive backyard, complete with a relaxing hot tub, and shed is the perfect summer oasis. The fully finished basement is designed for fun and relaxation, featuring a dry bar, ample space for a pool table, and a lounge area. This home's location is second to none, offering the tranquility of nature with park views and lake access, all while being close to amenities. With its thoughtful layout and luxurious features, this is the perfect retreat for families or executives seeking the ultimate blend of size, comfort and sophistication. Don't miss this rare opportunity to make this stunning property your forever home! Check out the 3D tour to further appreciate the size and style of this home!