## \$699,999 - 12050 Cygnet Boulevard, Grande Prairie

MLS® #A2194848

## \$699,999

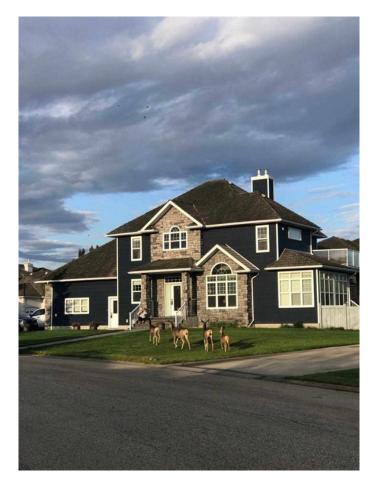
4 Bedroom, 3.00 Bathroom, 2,380 sqft Residential on 0.19 Acres

Crystal Lake Estates, Grande Prairie, Alberta

CYGNET BOULEVARD !!! Executive living with family, community and multigenerational opportunities. The view people â€" 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 â€" 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 panty. 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!

Built in 2005

## **Essential Information**

MLS® # A2194848 Price \$699,999

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,380 Acres 0.19 Year Built 2005

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 12050 Cygnet Boulevard

Subdivision Crystal Lake Estates

City Grande Prairie
County Grande Prairie

Province Alberta

Postal Code T8X1L9

**Amenities** 

Parking Spaces 6

Parking Garage Door Opener, Heated Garage, See Remarks, Triple Garage

Attached, Additional Parking, Concrete Driveway

# of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown

Molding, Double Vanity, French Door, Granite Counters, High Ceilings,

Jetted Tub, Kitchen Island, Pantry, Vinyl Windows, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Freezer, Garburator, Gas

Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Brick Facing, Double Sided, Gas, Mantle, Masonry, See Remarks,

Raised Hearth, See Through

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Balcony, Fire Pit, Private Yard

Lot Description Back Yard, City Lot, Corner Lot, Irregular Lot, Landscaped, Lawn,

Reverse Pie Shaped Lot, See Remarks

Roof Cedar Shake

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

**Additional Information** 

Date Listed February 14th, 2025

Days on Market 49
Zoning RG

**Listing Details** 

Listing Office Pinnacle Real Estate

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