

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

MLS® #A2194848

**\$699,999**

4 Bedroom, 3.00 Bathroom, 2,380 sqft

Residential on 0.16 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 wonâ€™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. Donâ€™t worry, there is still room in the spacious dining area and the massive living room with over 30 feet of double bay windows (with built in speaker systems on all levels). Convenient main floor laundry room and a large butler pantry. THE BSMT â€“ 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	0.16
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, Additional Parking, Concrete Driveway, Triple Garage Attached

# of Garages 3

### Interior

Interior Features Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows, Ceiling Fan(s), Chandelier

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Freezer, Garburator, Microwave Hood Fan

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Brick Facing, Double Sided, 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, Landscaped, See Remarks, City Lot, Corner Lot, Irregular Lot, Lawn, Reverse Pie Shaped Lot

Roof Cedar Shake

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

### Additional Information

Date Listed February 14th, 2025

Days on Market 100

Zoning RG

### Listing Details

Listing Office Pinnacle Real Estate

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