

**12133 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2202530



\$524,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,238 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this impressive modified bi-level home, perfectly situated along the sought-after Cygnet Boulevard in Crystal Lake. Offering an abundance of space and thoughtful design, this home features 6 generous bedrooms, 3 bathrooms, and 3 distinct living areas, plus a dedicated office—ideal for families of all sizes. The luxurious master suite is a standout, located above the garage with a spacious walk-around closet, a large ensuite with in-suite laundry, and the potential to add a cozy fireplace for ultimate comfort. On the main level, you'll find a bright and inviting front family room, a centrally located office/library, and a second living area at the rear of the home that seamlessly connects to the expansive kitchen and dining space. The kitchen boasts a large island, pantry, ample cabinetry, and direct access to a covered deck—perfect for entertaining while enjoying views of the backyard. This level also includes two oversized bedrooms and a full bathroom. The fully finished basement is designed for relaxation and functionality, featuring an entertainment room, three additional bedrooms, a bathroom, a second laundry room, and a utility room. Additional highlights of this well-built home include central air, and in-floor heating for year-round comfort. The heated triple-car garage offers ample space for parking and can easily transform into the ultimate man cave or workshop. The yard features beautiful fruit trees and a green house for those that love to garden. Don't miss out on this exceptional home—it's ready to be your next dream home!