



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12133 Cygnet Boulevard
Grande Prairie, Alberta

MLS # A2202530



\$539,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,238 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	4
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, 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. Don't miss out on this exceptional home—it's ready to be your next dream home!