



12102 Cygnet Boulevard
Grande Prairie, Alberta

MLS # A2306359



\$499,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,719 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Salmon Ladder and trampoline in yard and patio table with matching chairs and umbrella can be included in the sale

Welcome home, to Crystal Lake Estates! From the moment you step inside, this home feels like the backdrop to a life well lived. Entering the home you will appreciate the fresh new paint throughout as well as the brand new entry door and sidelight that not only visually elevates the space, but is also functional as the sidelight opens, to widen the doorway, perfect for moving day! Up the stairs you will be greeted by the gorgeous main living space that is bright, welcoming, and going to be centre stage of all the special occasions. With gorgeous hardwood flooring and big beautiful windows, it is the perfect place for morning coffee. From here, the kitchen and dining area flows nicely with maple cabinetry, sleek black stainless appliances and patio doors to the 2 tier deck. From busy weekday mornings to relaxed weekend dinners and BBQ's, this is a space that simply works. Upstairs, you will be equally impressed! Here you will find a comfortable primary retreat with his and hers closets and a private 3pc ensuite with a large shower, your own quiet place to unwind at the end of the day. The 2 additional large bedrooms and 4 piece bathroom are perfect for your growing family. This level also received a recent glow up with fresh new paint, ceiling fans and new carpets. The third level becomes the heart of the home as the seasons change. A cozy family room with a gas fireplace and beautiful hardwood floors is the perfect spot for family movie nights, conversations, and time spent together. Here you will also find a second set of patio doors that open to the backyard—blurring the line between indoor comfort and outdoor living. With access from the heated garage into a functional drop zone, plus laundry and a half bath, this level is designed for real life. The fourth level offers even more flexibility—perfect for a growing family, guests, or a private

retreat—complete with a living space with freshly laid cork flooring and gas fireplace set in the backdrop of a gorgeous stone wall. It also includes a fourth bedroom with a massive closet. This level also has a an overly generous crawl space perfect for storage. Step outside and everything slows down. The 2 tiered deck, perfect for entertaining, and the oversized yard invites long summer evenings—kids playing, gardens growing in your raised garden bed, and laughter around the firepit. With no direct rear neighbours and lovely pasture stretching out behind you, there’s a rare sense of space and serenity here. Watching a horse graze in the distance, it’s easy to forget you’re still in the city. Other bonuses to note is the large under deck storage, the patio dining set that can be included in the purchase and, for the fitness enthusiasts, a Salmon Ladder and trampoline can also be included! Located in Crystal Lake Estates, this home offers more than just space-it offers a lifestyle. A place where everyday routines feel easier, weekends feel longer, and the moments in between are the ones you’ll remember most.