Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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11823 Cygnet Boulevard
Grande Prairie, Alberta

MLS # A2343790



$639,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

There’s something special about a home that combines a beautiful setting with the space and comfort you’ve been looking for - and this Crystal Lake Estates bungalow delivers both. Ideally positioned beside Chandelier Park and walking trails, this beautifully cared-for home offers a peaceful backdrop and a backyard you’ll love spending time in. Inside, the main floor feels bright, spacious and inviting, with 9’ ceilings and oversized windows taking full advantage of the views. The kitchen is the heart of the home, featuring a generous island, quartz countertops, stainless steel appliances, soft-close cabinetry and an undermount sink. The adjoining dining area and living room create an easy space for everyday living or entertaining, with hardwood flooring and a gas fireplace adding warmth and character. The primary retreat offers plenty of room to unwind and includes a walk-in closet and private ensuite. A versatile additional room gives you options depending on your lifestyle - use it as a home office, den, formal dining space or extra bedroom. A full bathroom and main-floor laundry with direct access to the finished, heated garage add everyday convenience. Downstairs, the impressive lower level provides plenty of room for family and guests, with high ceilings, a spacious family room and gas fireplace, three massive bedrooms, a full bathroom and excellent storage. The outdoor space is just as impressive. The covered front veranda welcomes you home, while the beautifully landscaped backyard features mature trees and shrubs, irrigation, concrete curbing and an impressive two-tier deck. Unwind in the hot tub, enjoy the comfort of central air conditioning during the warmer months, or simply take in the peaceful surroundings from your own backyard. Two sheds provide convenient additional storage, while the park and walking trails right beyond

your yard make this an ideal setting for morning coffee, summer gatherings or simply enjoying the tranquility. Thoughtful features include central air conditioning, custom blinds, irrigation, hot tub, two sheds and a finished and heated garage. Impeccably maintained, beautifully situated and offering an abundance of living space, this is a home that needs to be seen to truly appreciate everything it has to offer.

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