

CENTURY 21[®]

Judge Fite Company



7747 CASSION DRIVE

FRISCO, TX 75034



\$1,699,990



5,040 sqft



5 beds



5 baths

DESCRIPTION

Located in the highly sought-after Canals at Grand Park + mins from the upcoming Universal Kids Resort and Grand Park, this home is extensively upgraded! Step inside to light wood flooring, soaring ceilings + striking wood beam accents. The main living area is eqpd with built-in speakers, electronic shades + integrated smart home features- int and ext cameras accessible by app. Kitchen is thoughtfully designed featuring an oversized island with storage on both sides, ceiling-height cabinetry, quartz countertops, built-in refrigerator, dbl ovens + gas cooktop with griddle. Addtl coffee bar, reverse osmosis faucet, dbl trash drawers, pull-out storage, walk-in pantry and sep. prep kitchen for addtl appliances. Full size laundry room with a sink, storage + pull-out drawers. Secondary guest suite on main level incld a private ensuite bath + walk-in closet, ideal for multi-gen living. Primary suite features electric shades, direct patio access, spacious bath with separate shower + tub, dual vanities, and a large walk-in closet. Upstairs find generously sized bedrooms, all with walk-in closets, a large game room overlooking the living area with a Juliette balcony. The dedicated media room is fully equipped with pocket doors and built-in surround sound. Backyard retreat features a heated pool + spa with fountain features, fire pit, outdoor dining area, putting green + turf. The covered patio includes built-in speakers, fireplace and grill, space for year-round entertaining. Addtl highlights- new roof in 2025, new front porch tile, Jellyfish lighting, water softener system and dual HVAC systems with 3 Ecobee thermostats. The garage is equally impressive with epoxy flooring, overhead storage, bike racks, 10.5-foot height clearance and dual EV charging outlets along with an extended rear driveway and mudroom entry with added storage. Enjoy access to the Canals' premier amenities, including scenic trails, green spaces, and community features designed for an active lifestyle.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21257328

YEAR BUILT: 2018

COUNTY: Denton

TRACT OR SUBDIVIION: The Canals At Grand Park

LIST DATE: 05/09/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 5,040

TOTAL BEDS: 5

FULL BATHS: 4

HALF BATHS: 1

ACRES: 0.28

LOT SIZE (SQFT): 12,153

INTERIOR FEATURES

KITCHEN:

- HomeTheater

FIREPLACE:

- Electric
- GasLog
- LivingRoom
- Outside

FLOOR COVERINGS:

- Carpet
- Combination
- CeramicTile
- Hardwood
- Tile

APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- IceMaker
- Microwave
- PlumbedForGas
- Refrigerator
- WaterSoftener
- VentedExhaustFan

WINDOWS:

- BayWindows
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- AdditionalParking
- AlleyAccess
- Driveway
- EpoxyFlooring
- ElectricVehicleChargingStations
- Garage
- GarageFacesRear

ROOF TYPE:

- Composition
- Shingle

YARD/GROUNDS:

- Barbecue
- Lighting
- OutdoorGrill
- OutdoorLivingArea
- PrivateYard
- RainGutters
- FirePit

SIDING:

- Brick

POOL TYPE:

- Fenced
- Heated
- InGround
- Pool
- Private
- PoolSpaCombo
- WaterFeature
- Community

FOUNDATION:

- Slab

FENCING:

- Wood
-

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- SewerAvailable
 - SeparateMeters
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:


- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired
- SecuritySystem
- CarbonMonoxideDetectors
- SmokeDetectors
- SecurityLights

COMMUNITY:

- Clubhouse
 - FitnessCenter
 - Pool
 - Curbs
 - PuttingGreen
 - Sidewalks
-

LISTED BY: Shermin Murphy 

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BROKERED BY: Monument Realty