



GRASSROOTS
REALTY GROUP

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13 Houlden Place
Cayley, Alberta

MLS # A2252286



\$569,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,381 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	3
Garage:	Alley Access, Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Concrete, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-17-28-W4
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Dry Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Laundry Room Sink, Kitchen Table - 2 Chairs & Built in Bench, Pool Table (as is) and accessories, hot tub (as is) , Basement Bar & 2 Bar Stools

Houlden Place is an attractive cul-de-sac of individually designed, executive-style homes—and number thirteen proudly stands out. With its traditional architectural charm, this residence offers exceptional curb appeal and a warm, welcoming presence. Step inside to an impressive open-plan layout, where a vaulted, beamed ceiling, a striking accent staircase, and a soaring stone chimney stack set the tone for the home's unique character. The kitchen and dining area blend English country charm with a bold, modern twist—highlighted by vibrant red accents, a voluminous Belfast sink, ample counter space, and a gas stove that any serious cook will appreciate. From the dining room, double doors lead to a raised deck that showcases breathtaking prairie and mountain views—ideal for entertaining or quiet mornings with coffee. The main floor also features a spacious second bedroom, a stylish three-piece bathroom, and a generous laundry with sink and storage room. Upstairs, the private primary suite offers a peaceful retreat with garden views and access to a walk-out balcony—once again capturing those stunning long-range mountain vistas. The four-piece ensuite flows into a flexible dressing room or optional additional bedroom, which then connects to a loft-style flex space, currently set up as a home office. The fully finished walkout basement is warmed by in-floor heating and includes a gym area, bar, recreation zone, cozy lounge/movie space, and a modern three-piece bathroom. Large double doors open to a covered patio and the beautifully landscaped, fenced backyard—complete with a gated trailer access. Additional features include the following: High-efficiency furnace and water tank, Central air conditioning, Humidification and energy recovery ventilation systems for year-round comfort, Oversized single garage with

workshop space This home’s thoughtful design, unique features, and unbeatable views set it apart from the rest. It’s truly a must-see!