

# \$569,000 - 13 Houlden Place, Cayley

MLS® #A2252286

**\$569,000**

2 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.12 Acres

NONE, Cayley, Alberta

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.

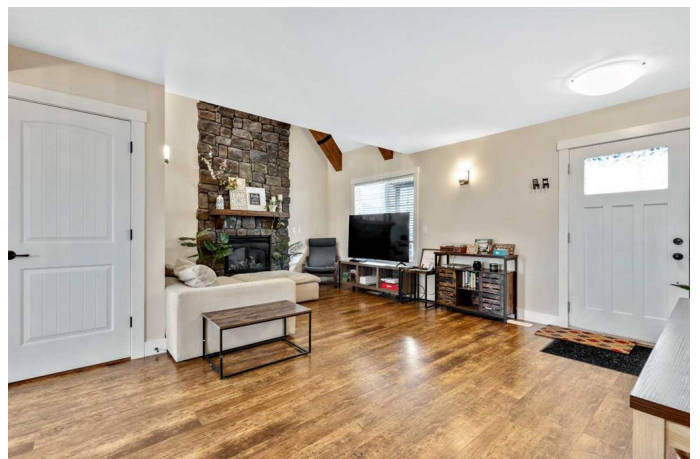
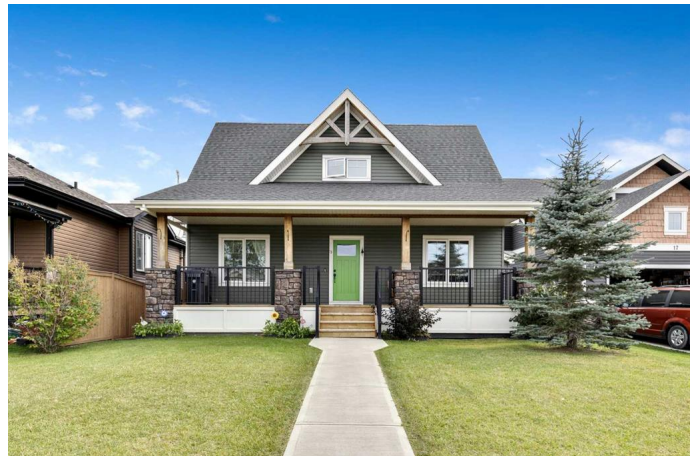
From the dining room, double doors lead to a raised deck that showcases breathtaking prairie and mountain views—ideal for entertaining or quiet mornings with coffee.

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 backyardâ€”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 homeâ€™s thoughtful design, unique features, and unbeatable views set it apart from the rest. Itâ€™s truly a must-see!

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252286          |
| Price          | \$569,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,381             |
| Acres          | 0.12              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13 Houlden Place |
| Subdivision | NONE             |
| City        | Cayley           |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 0P0          |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 1                                                                  |
| Parking        | Alley Access, Garage Faces Rear, On Street, Single Garage Detached |
| # of Garages   | 1                                                                  |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, No Smoking Home, Open Floorplan, Bar, Breakfast Bar, Dry Bar, High Ceilings, Laminate Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Garage Control(s), Washer/Dryer                             |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Masonry                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac                          |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame, Concrete, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 66                  |
| Zoning         | RC                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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