

# \$574,900 - 13 Houlden Place, Cayley

MLS® #A2252286

**\$574,900**

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.

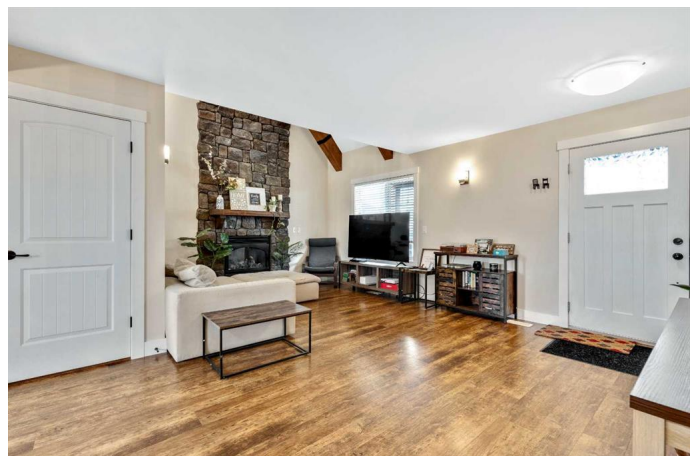
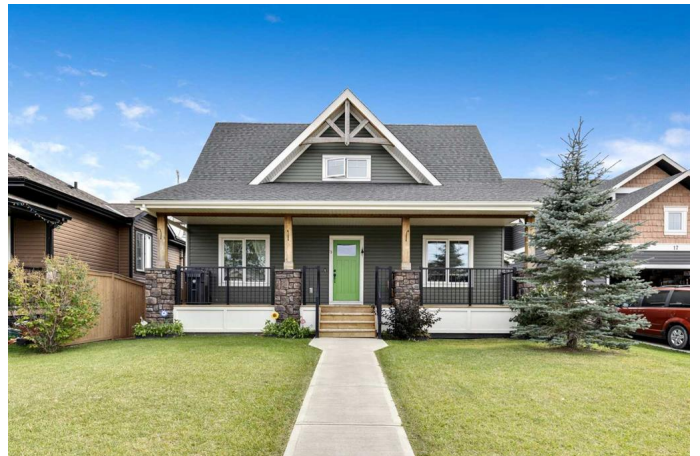
From the dining room, double doors lead to a raised deck that showcases breathtaking prairie and mountain views—ideal for entertaining or quiet mornings with coffee.

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	\$574,900
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	Bar, Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings, Dry Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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	Finished, Full, Walk-Out

## Exterior

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

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	RC

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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