



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



Main Photo

Property Description

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!

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