



GRASSROOTS
REALTY GROUP

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6 Houlden Place
Cayley, Alberta

MLS # A2347757



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,489 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-17-28-W4
Exterior:	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	Zoning:	RC
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: TV Wall Mount

Welcome to 6 Houlden Place in Muir Ranch, Cayley! This well appointed 1,489 sq. ft. bungalow offers six bedrooms, three full bathrooms and a fully developed basement, providing plenty of space for family living and entertaining. The open concept main floor features 9' ceilings, large windows, a cozy gas fireplace and a spacious kitchen with a large island, corner pantry and abundant counter space. The dining area and living room open onto the back deck, complete with a BBQ gas line perfect for enjoying summer evenings outdoors. The spacious primary bedroom features a five-piece ensuite with a jetted soaker tub and separate shower. Two additional bedrooms on the main floor provide flexibility for family, guests or a home office. Downstairs, the fully developed lower level features in-floor heating, a large family and games room with rough-in for a future wet bar, three additional bedrooms, a full bathroom, laundry room, craft room and ample storage. Additional features include a 75-gallon hot water tank and 220V power in the attached garage. Situated in desirable Muir Ranch, surrounded by quality custom built homes and close to Cayley's K–8 school. Enjoy the space and community feel of small town living while being just 16 km from High River and an easy commute to Calgary.