

## \$575,000 - 404 Duncan, Rural Barrhead County

MLS® #E4434701

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,553 sqft

Rural on 0.49 Acres

Moonlight Bay\_CBAR, Rural Barrhead County,  
AB

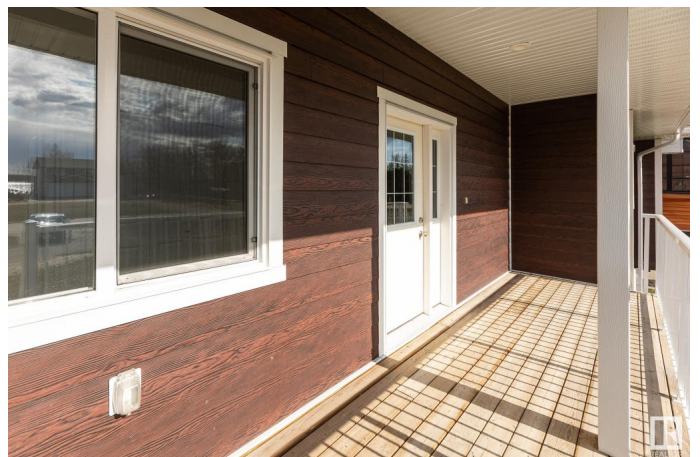
Year round living Steps from the Lake, with lake access! This meticulously finished bungalow offers the perfect setup for family & retirement living, complete with a shared dock for your boat. The main floor features bright, spacious rooms with a natural, open flow. The great room showcases vaulted ceilings that add to the airy feel, while the kitchen is outfitted with granite countertops, stainless steel appliances, breakfast island, & plenty of storage. The dining area opens onto a massive, partially covered deck—perfect for entertaining. The sunlit living room includes a stone-front fireplace, ideal for cozy evenings. Also on the main floor: 3 generous bedrooms, a full bathroom, a primary suite with a 5-piece ensuite, walk-in closet, & patio doors that lead directly to the deck. The f/f basement offers even more space with 2 large bedrooms, a full bathroom, a spacious rumpus room, and dedicated laundry and utility area. Flawless in both design & finish, this home checks every box.

Built in 2018

### Essential Information

MLS® # E4434701

Price \$575,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,553
Acres	0.49
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	404 Duncan
Area	Rural Barrhead County
Subdivision	Moonlight Bay_CBAR
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### **Amenities**

Features	Ceiling 9 ft., Deck, Lake Privileges, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	12

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Flat Site, Lake View, Landscaped, Level Land, No Through Road, Paved Lane, Recreation Use, Schools, Shopping Nearby, See Remarks
Lot Description	22.80x71.83

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	1
Zoning	Zone 72

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Listing information last updated on May 7th, 2025 at 7:32am MDT