



GRASSROOTS
REALTY GROUP

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9 Bagley Pass
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2204487



\$2,747,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Kananaskis | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,565 sq.ft. | Age: | 2026 (-1 yrs old) |
| Beds: | 5 | Baths: | 3 full / 2 half |
| Garage: | Driveway, Triple Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | Other |
| Floors: | Carpet, Tile, Wood | Sewer: | Other |
| Roof: | Shingle | Condo Fee: | \$ 636 |
| Basement: | None | LLD: | - |
| Exterior: | Mixed | Zoning: | Resort |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s) | | |

Inclusions: NA

Nestled between the serene Bow River and the prestigious Brewster's Golf Course & Equestrian Centre, this brand-new single-family home offers a rare opportunity to create your bespoke dream residence within an exclusive resort-zoned development in the heart of the Bow Valley. Surrounded by stunning mountain views, this secluded enclave presents an unparalleled location for those seeking a peaceful riverside retreat or a high-end vacation getaway. With only a 25-minute drive to the gates of Banff National Park and just 7 minutes to Stoney Nakoda Resort and Casino, this location provides the ideal balance of tranquility and convenience. Perfect for a luxury Airbnb or VRBO venture—or both—the home boasts exceptional short-term rental income potential, complemented by endless outdoor recreation opportunities right at your doorstep. This stunning property features 5 spacious bedrooms and 4 luxurious bathrooms, offering plenty of room for family and guests. The triple-car garage provides ample storage and convenience, making it perfect for those with an active lifestyle. Masterfully crafted with high-end luxury finishes throughout, every detail has been thoughtfully designed to offer both elegance and comfort. Enjoy breathtaking south-facing views of the majestic mountains and the Bow River, creating a serene backdrop for your daily life. As a brand-new construction, the home is designed to fit seamlessly within the natural landscape, enhancing the beauty of its surroundings. With exclusive access to water recreation and nestled within a tranquil community setting, this home offers the perfect balance of luxury and nature. Whether you're looking for a private riverside sanctuary or to capitalize on lucrative rental potential this stunning property offers it all.

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