



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2204487**



# \$2,747,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	Other
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 636
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Resort
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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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