



**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 (0 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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