

# \$2,747,000 - 9 Bagley Pass, Rural Bighorn No. 8, M.D. of

MLS® #A2204487

**\$2,747,000**

5 Bedroom, 5.00 Bathroom, 3,565 sqft

Residential on 0.21 Acres

Kananaskis, Rural Bighorn No. 8, M.D. of, Alberta

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.

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204487    |
| Price          | \$2,747,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 3,565       |
| Acres          | 0.21        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 9 Bagley Pass                |
| Subdivision | Kananaskis                   |
| City        | Rural Bighorn No. 8, M.D. of |
| County      | Bighorn No. 8, M.D. of       |
| Province    | Alberta                      |
| Postal Code | T0L2C0                       |

**Amenities**

|                |              |
|----------------|--------------|
| Amenities      | Beach Access |
| Parking Spaces | 6            |

|              |                                  |
|--------------|----------------------------------|
| Parking      | Driveway, Triple Garage Attached |
| # of Garages | 3                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Family Room, Gas, Living Room  |
| # of Stories      | 2  |
| Basement          | None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Private Yard, Storage |
| Lot Description   | Back Yard  |
| Roof              | Shingle  |
| Construction      | Mixed  |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 172              |
| Zoning         | Resort           |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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