

# \$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 13  
Zoning Resort

### Listing Details

Listing Office CENTURY 21 NORDIC REALTY

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