

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 (0 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.