\$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 ventureâ€"or bothâ€"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 208

Zoning Resort

Listing Details

Listing Office CENTURY 21 NORDIC REALTY

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