

\$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 | 121 |
| Zoning | Resort |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.