

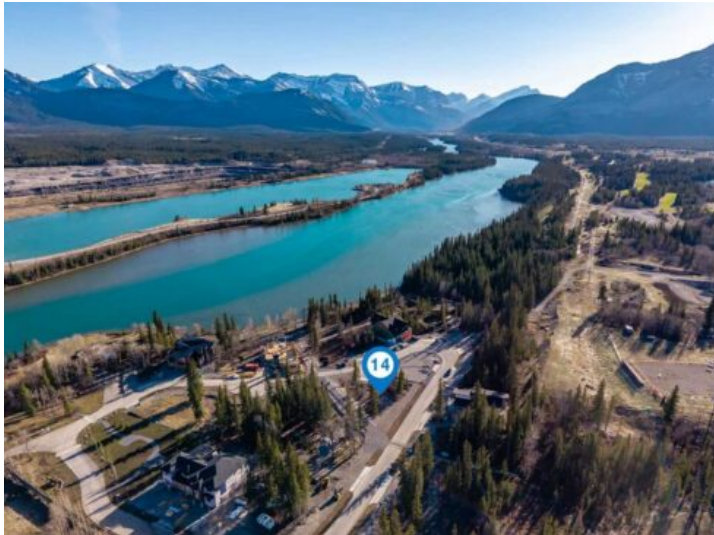


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Bagley Pass
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2311981



\$899,999

Division:	NONE
Lot Size:	0.26 Acre
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Other, Pie Shaped Lot, See Remarks
By Town:	Dead Man's Flats
LLD:	4-25-8-W5
Zoning:	R- Rural Recreation
Water:	Private, See Remarks, Spring
Sewer:	-
Utilities:	-

Set within the exclusive community of Brewster Ranch Estates & Kananaskis on the Bow, Home Site #14 presents a rare opportunity to create the mountain lifestyle property you've always envisioned. Perfectly positioned in the heart of this exceptional enclave, this premium homesite is bordered by a pathway leading directly to the Bow River—launch your kayak or paddle board and immerse yourself in the breathtaking natural surroundings. Stunning mountain vistas inspire at every turn, while thoughtfully designed architectural guidelines protect the integrity of the community and your investment through timeless design and high-quality standards. Choose your own builder and bring your vision to life in one of Alberta's most spectacular settings. With the flexibility for personal enjoyment or the potential for luxury short-term rental accommodation, this exceptional property offers the opportunity to create both a remarkable lifestyle retreat and a lasting legacy investment. Surrounded by the beauty of the Bow Valley and endless opportunities for adventure and relaxation, this is a truly special offering where generations of memories will be made. This is where your mountain story begins.