

**828 Bison Path SE**  
**Calgary, Alberta**

**MLS # A2315283**



**\$2,750,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,417 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Sloped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wet Bar		
<b>Inclusions:</b>	N/A		

828 Bison Path SE is a rare hidden gem, dramatically built into the eastern slope of Scotsman's Hill in the heart of the city & unlike anything else currently available in Calgary. This luxurious, private & meticulously detailed 3 bedroom, architectural home is located just minutes from downtown, the Scotiabank Saddledome, Calgary Stampede, the boutiques, art galleries, restaurants & cafes of Inglewood, The Confluence Historic Site & Parkland, the Brewery District & the Crossroads Market. Offering the ultimate in privacy and tranquility, Bison Path is a quaint hidden street connecting Bellevue Street with Maggie Street, one of Calgary's oldest streets, and the home feels as though it is tucked away in the countryside, accessed by a secret country lane. Clever site positioning eliminates the need for window coverings while ensuring exceptional privacy from neighboring homes. Situated on a generous 5,294 sf triangular corner lot, the home's orientation allows for an abundance of oversized, over-height windows on both the front & side elevations, flooding the residence with incredible natural light while capturing stunning soaring views from virtually every room. Tall sliding doors off the kitchen and dining areas lead to an east-facing terrace, creating seamless indoor-outdoor living and truly embodying the expression "bringing the outdoors in." Top-quality materials & custom millwork are showcased throughout, while the natural wood exterior cladding blends beautifully into the naturally landscaped setting. Interior finishes include engineered oak hardwood flooring paired with luxurious wool carpeting, while the living room is anchored by a stylish natural wood-burning Stov fireplace. Currently under construction, thus offering an opportunity for customization. The 1011 sf entry level remains a blank slate ready to suit your lifestyle

needs, be it a gym, games room, bedrooms, or a fully permitted legal two bedroom above-grade secondary suite subject to City inspection. Families will appreciate the short walk to the local Ramsay Elementary School (K-6), while older children can bike to their designated top-ranked public schools including Rideau Park JH Junior High & Western Canada HS High School, renowned for one of Calgary's premier IB programs. Pets will love the expansive naturally landscaped north backyard, while architecture enthusiasts will appreciate that the home was designed by respected Calgary firm Hindle Architects & developed by Cover Art Developments, the innovative team behind the revitalization of the nearby iconic Black & White Meat & Groceries building in Ramsay. A home of this size, quality & architectural significance rarely becomes available in such an amenity-rich location, particularly within one of Calgary's most historic & sought after inner-city communities. Take advantage of this exceptional opportunity & request the detailed construction plans, private tour of 3D model. Price does not include finished secondary suite