

\$599,900 - 28 Bow Ridge Link, Cochrane

MLS® #A2261551

\$599,900

5 Bedroom, 4.00 Bathroom, 2,084 sqft
Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

INVESTOR ALERT – LEGAL WALKOUT SUITE! Latest rental was \$4,325 Monthly Rent. This well-maintained 2-storey home with a LEGAL WALKOUT BASEMENT SUITE is an exceptional addition to any investor's portfolio or home for larger family. The main and upper levels feature 4 bedrooms and 2.5 bathrooms, with an OPEN-CONCEPT layout. Appliances Include: 2x Refrigerators, 2x stoves, 2x Dishwashers, 2x Washer & Dryers and spacious living areas that attract long-term tenants. The LEGAL WALKOUT suite offers 1 bedroom, 1 bathroom, full kitchen, laundry, and private entrance—a highly desirable setup for stable rental demand. Up until the end of September 2025 the property rented top and bottom for \$4,325/month, providing reliable cash flow. Key Investor Highlights: fully compliant and insurable. Lenders and banks typically view this favorably, often allowing buyers to qualify for additional borrowing power. WALKOUT BASEMENT increases tenant appeal & rental value. The Property offers a double attached garage + ample driveway parking and Low-maintenance lot in the desirable community of Bow Ridge. With strong rental history the property has potential to increase rents further with upgrades to upper level. Located close to schools, shopping, transit, and major routes, ensuring consistent tenant demand. Whether you're expanding your portfolio or looking for a property that pays for itself, this home is a rare find in today's market. (This home is part



of the bow Ridge wall litigation. Ask your Realtor or the town of Cochrane for further information.)

Built in 2001

Essential Information

MLS® #	A2261551
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,084
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	28 Bow Ridge Link
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Views, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	40
Zoning	R-LD

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.