

# \$624,900 - 28 Bow Ridge Link, Cochrane

MLS® #A2261551

**\$624,900**

5 Bedroom, 4.00 Bathroom, 2,084 sqft

Single Family 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. (id:6289)



Built in 2001

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2261551      |
| Price          | \$624,900     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,084         |
| Acres          | 0.12          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 28 Bow Ridge Link |
| Subdivision | Bow Ridge         |
| City        | Cochrane          |
| Province    | Alberta           |
| Postal Code | T4C1V4            |

**Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Features       | No Smoking Home  |
| Parking Spaces | 4                |
| Parking        | Attached Garage  |
| # of Garages   | 2                |
| View           | View             |

**Interior**

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer |
| Heating         | Forced air, In Floor Heating                                      |
| Cooling         | None                                                              |
| Fireplace       | Yes                                                               |
| # of Fireplaces | 1                                                                 |
| # of Stories    | 2                                                                 |
| Has Basement    | Yes                                                               |
| Basement        | Walk out, Suite                                                   |

**Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior          | Vinyl siding     |
| Exterior Features | Landscaped, Lawn |
| Construction      | Wood frame       |
| Foundation        | Poured Concrete  |

**Listing Details**

Listing Office      2% Realty



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