

\$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 â€“ 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 investorâ€™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 entranceâ€”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 youâ€™re expanding your portfolio or looking for a property that pays for itself, this home is a rare find in todayâ€™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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