

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

MLS® #A2261551

**\$624,900**

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.



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261551    |
| Price          | \$624,900   |
| 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     | Finished, Full, Suite, Walk-Out |

**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 | 16                |
| Zoning         | R-LD              |

**Listing Details**

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

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