



GRASSROOTS
REALTY GROUP

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28 Bow Ridge Link Cochrane, Alberta

MLS # A2261551



\$624,900

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Sloped, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Freezer in Garage

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.