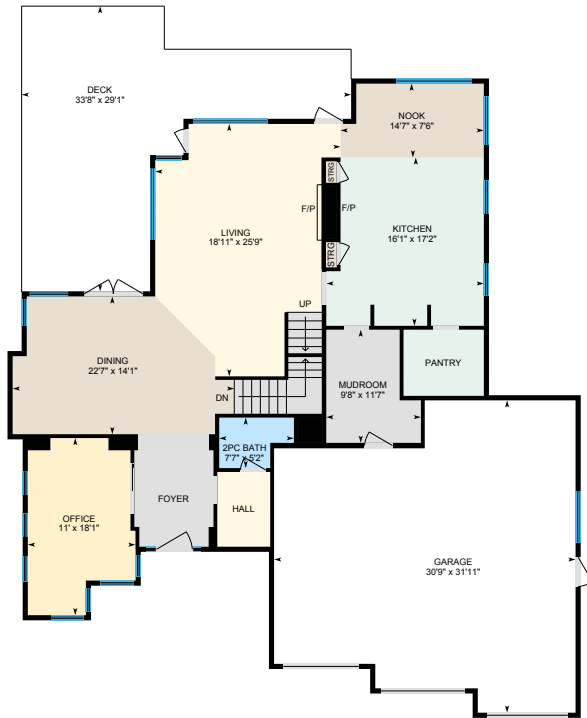


138 Aspen Ridge Pl SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 3510.56 sq ft



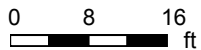
1st Floor
Exterior Area 1739.29 sq ft



2nd Floor
Exterior Area 1771.27 sq ft



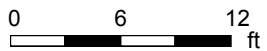
Basement (Below Grade)



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138 Aspen Ridge Pl SW, Calgary, AB

1st Floor Total Exterior Area 1739.29 sq ft



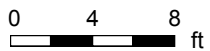
PREPARED: 2022/02/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Total Exterior Area 1771.27 sq ft

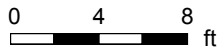


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138 Aspen Ridge Pl SW, Calgary, AB

Basement Total Interior Area 1523.81 sq ft



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138 Aspen Ridge Pl SW, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

2pc Bath: 7'7" x 5'2"
Deck: 33'8" x 29'1"
Dining: 22'7" x 14'1"
Garage: 30'9" x 31'11"
Kitchen: 16'1" x 17'2"
Living: 18'11" x 25'9"
Mudroom: 9'8" x 11'7"
Nook: 14'7" x 7'6"
Office: 11' x 18'1"

2ND FLOOR

3pc Ensuite: 5'6" x 8'
3pc Ensuite: 5'11" x 8'5"
4pc Ensuite: 5'6" x 8'8"
5pc Ensuite: 16'3" x 15'1"
Bedroom: 11'3" x 14'7"
Bedroom: 11'2" x 13'2"
Bedroom: 11' x 16'7"
Laundry: 8'11" x 6'10"
Primary: 15'11" x 18'4"

BASEMENT

3pc Bath: 8'11" x 8'9"
Bar: 10'10" x 8'8"
Bedroom: 10'9" x 15'8"
Gym: 15'5" x 15'6"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 1630.73 sq ft
Excluded Area: 828.21 sq ft
Perimeter Wall Length: 207 ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 1739.29 sq ft
Finished Area: 1739.29 sq ft
Unfinished Area: N/A

2ND FLOOR

Interior Area: 1669.66 sq ft
Excluded Area: 120.75 sq ft
Perimeter Wall Length: 194 ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 1771.27 sq ft
Finished Area: 1771.27 sq ft
Unfinished Area: N/A

BASEMENT (Below Grade)

Interior Area: 1523.81 sq ft
Perimeter Wall Length: 196 ft
Finished Area: N/A
Unfinished Area: 339.93 sq ft

Total Above Grade Floor Area

Main Building Exterior: 3510.56 sq ft

138 Aspen Ridge PI SW, Calgary, AB

Property Details

Room Measurements

Patio: 27'4" x 32'8"

Rec Room: 18'11" x 17'1"

Theater: 14' x 16'8"

Utility: 17'5" x 29'11"

Floor Area Information

Main Building Finished Area: 3510.56 sq ft

Main Building Unfinished Area: N/A

Customer Name: Jonathan Popowich

Customer Company: EXP Realty

Prepared: Feb 7, 2022

The PDF Floor Plans in the link below includes the required RMS compliant details and should be uploaded as the measurement supplement on MLS. The total above grade RMS area is at the top of the first page and the size for each level is located at the top of each of the following pages with the individual areas.

Finished basement area is the total interior area provided minus the unfinished area reported in the basement section of the floor area text page.

All floorplans and measurements have been drafted by PLANITAR the makers of the iGuide and reviewed by a Calgary Photos RMS measurement technician for accuracy and compliance with RECA RMS. Calgary Photos is insured for errors and omissions up to one million dollars. Room dimensions, individual floor areas and otherwise that are calculated and included within the iGuide documentation are subject to verification. Payment by the client permits use for listing purposes. This report is non-transferable and may not be re-sold. For more information please contact us at 403-585-3839 or info@calgaryphotos.ca

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iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. Perimeter Wall Thickness is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. Perimeter Wall Length is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

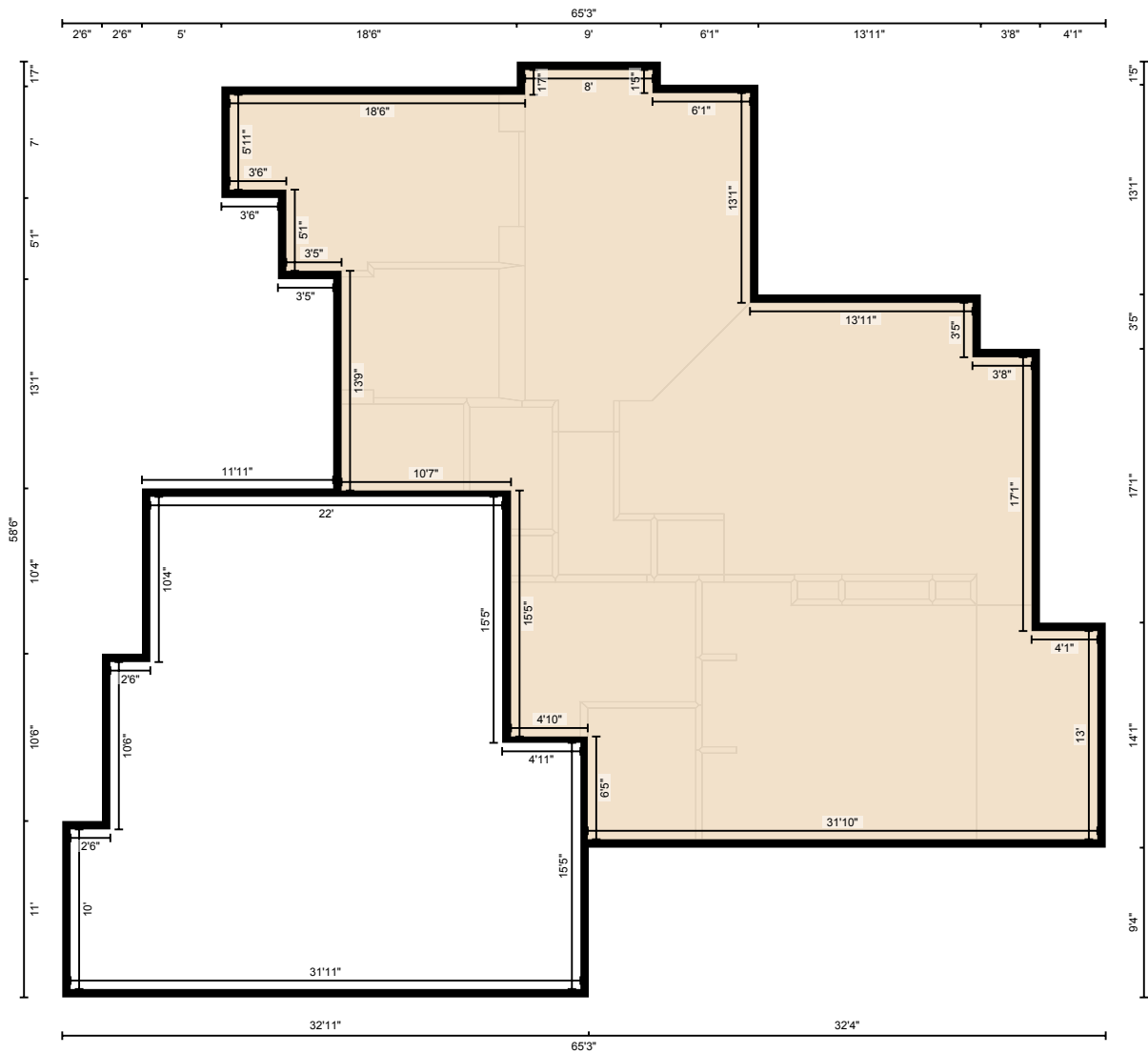
Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: 1st Floor

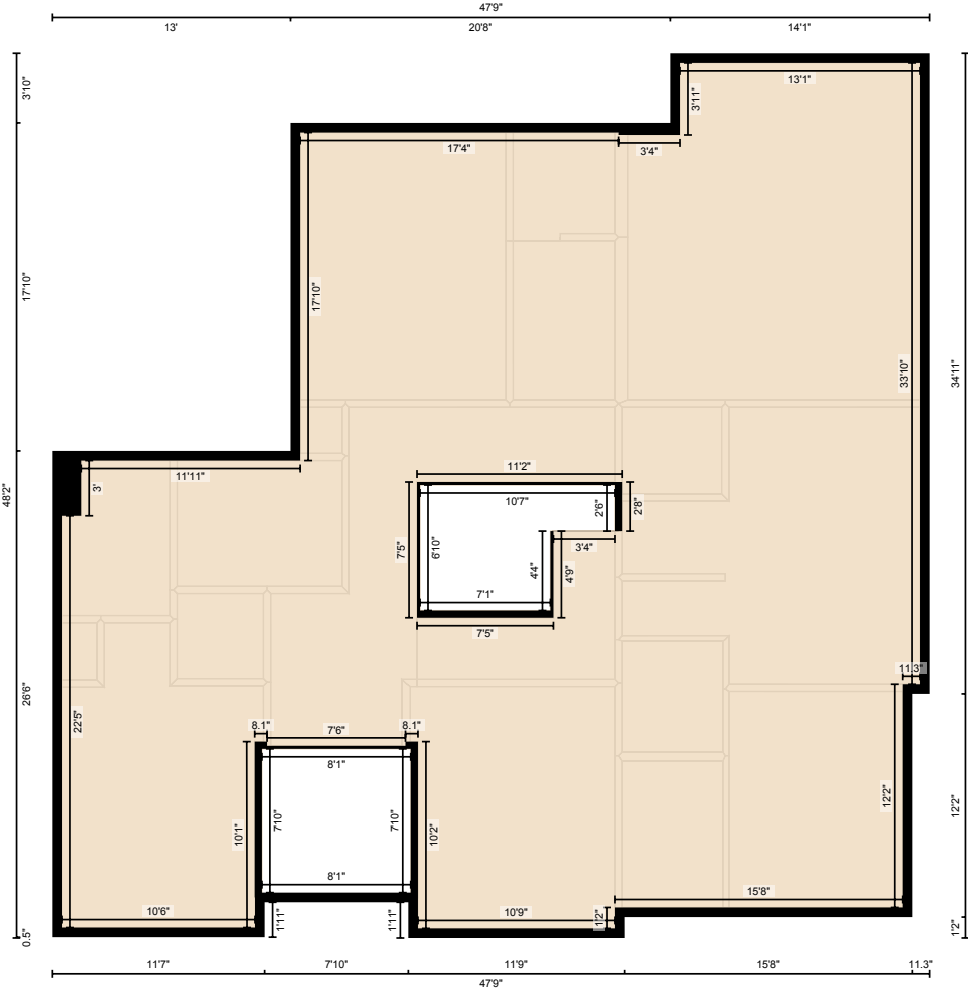
Exterior Wall Thickness: 6.3 in



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Measurement Diagram for: 2nd Floor
Exterior Wall Thickness: 6.3 in

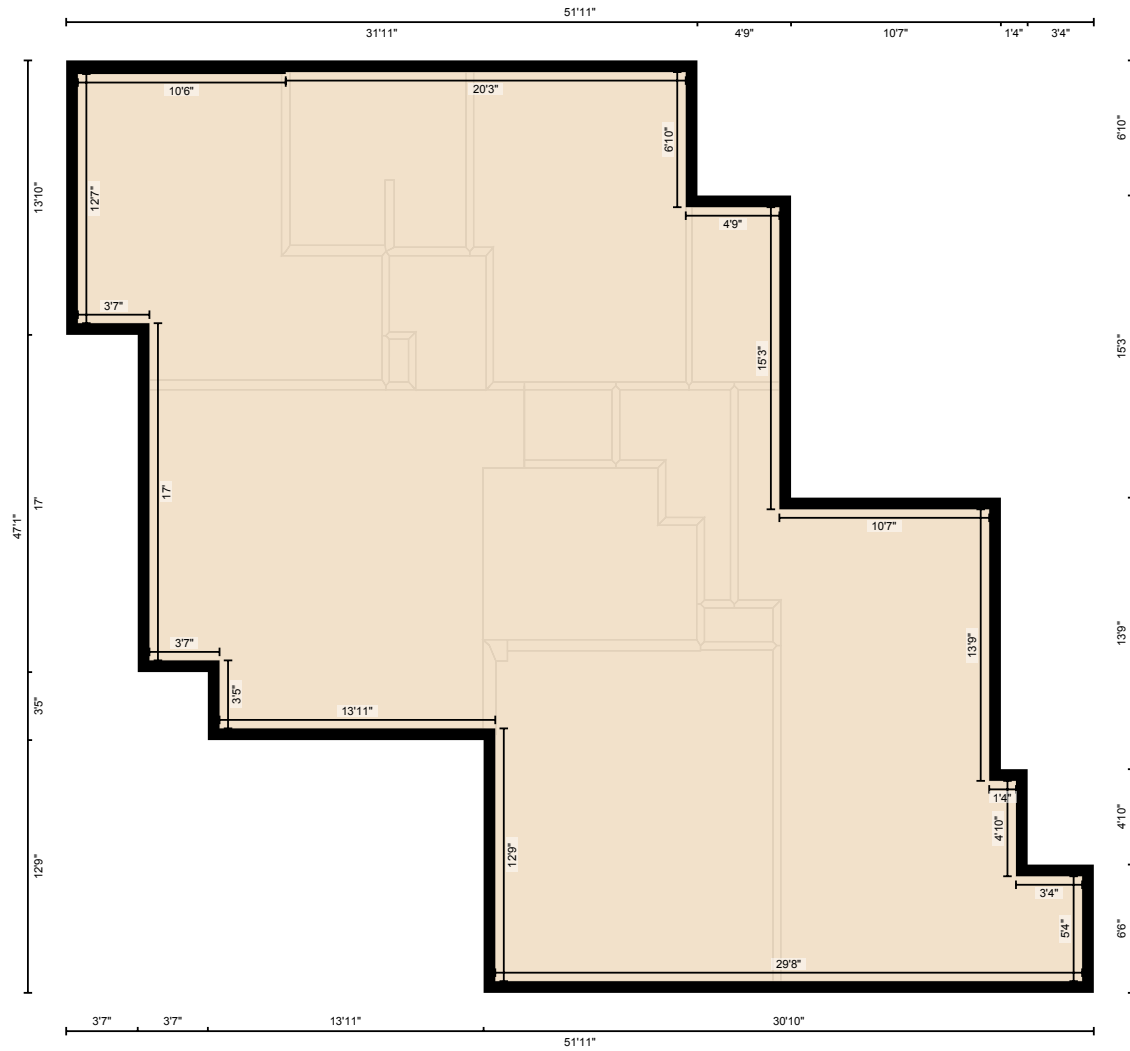


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Measurement Diagram for: Basement



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