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MEASUREMENT SUMMARY AND ROOM DIMENSIONS
ADDRESS: 17 HEAVER GATE
DEWINTON, ALBERTA
PROPERTY TYPE: DETACHED

MEASURED ON: NOVEMBER 1, 2022
BEDROOMS: 1/3
BATHROOMS: 3

MAIN INFO

Main Floor Above Grade Area (RMS)	2023.1sq.ft.	187.9sq.m.	10' Ceiling
Total RMS	2023.1sq.ft.	187.9sq.m.	
Finished Below Grade	1551.8sq.ft.	144.2sq.m.	8'7" Ceiling
Unfinished Below Grade	272.6sq.ft.	25.3sq.m.	
Total Below Grade	1824.4sq.ft.	169.5sq.m.	
Exterior Wall Thickness	6.5 inches	Total Billable Area: 3847.5sq.ft./357.4sq.m.	

MAIN FLOOR

Kitchen	18'7"x13'3"
Living Room	17'11"x16'4" (18' Vault)
Dining Room	14'0"x13'0"
Primary Bedroom	14'11"x14'8"
Walk-in Closet	11'0"x7'2"
5pc Ensuite Bath	16'8"x15'4"
Office	13'1"x10'11"
Foyer	10'0"x7'0" (18' Vault)
2pc Bathroom	6'7"x5'5"
Laundry/Mud Room	13'9"x9'10"

LOWER FLOOR

Rec Room	17'4"x15'4"
Bar	14'1"x13'11"
Second Bedroom	14'6"x11'3"
Third Bedroom	13'0"x11'5"
Walk-in Closet	6'1"x5'7"
Theatre	16'7"x14'5"
Gym	14'1"x12'4"
4pc Bathroom	14'1"x8'10"

AUXILIARY AREAS

Garage	36'5"x24'0"
Deck	23'0"x12'0"
Patio	13'0"x13'0"

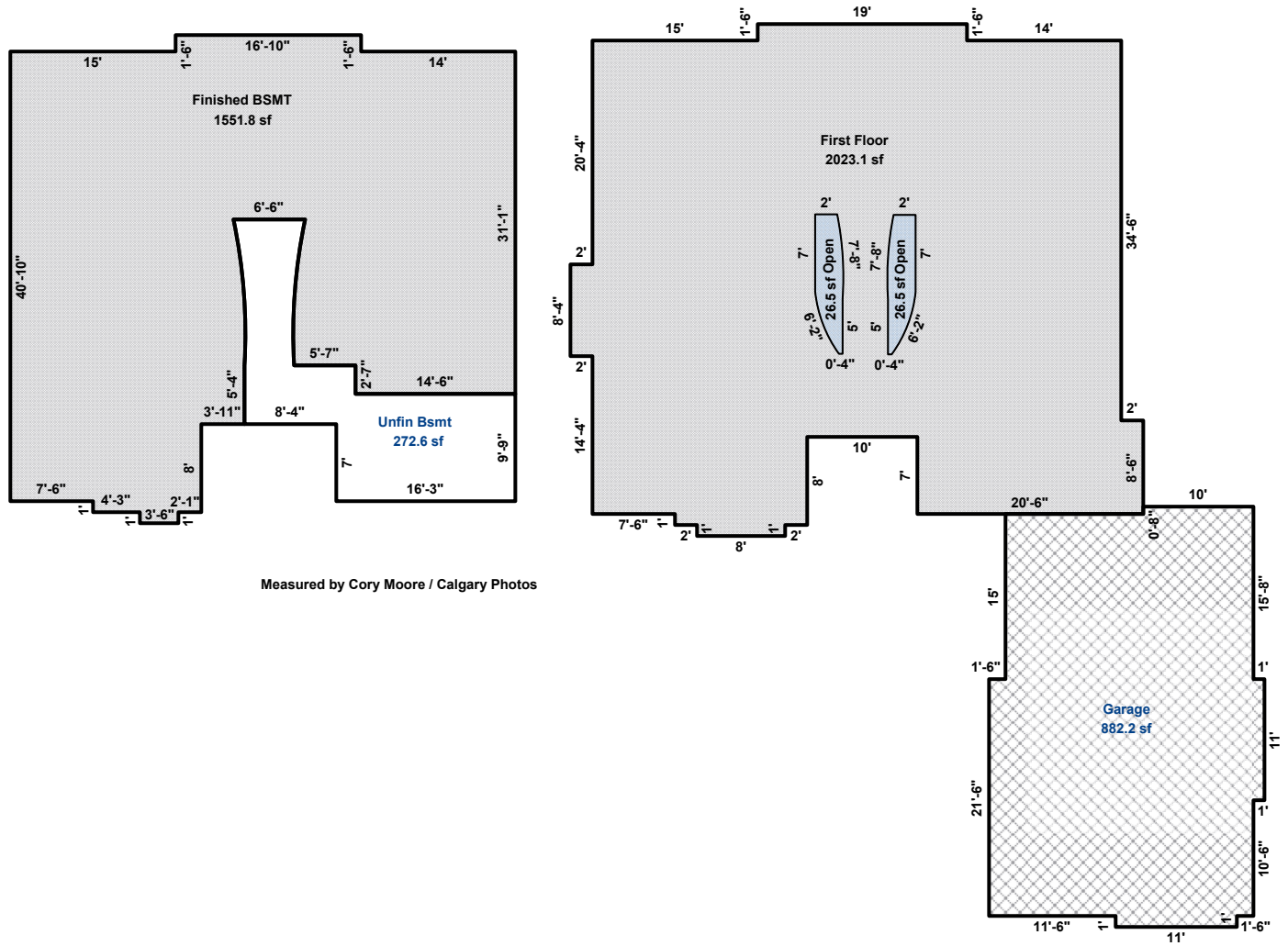
403-585-3839



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Measured by Cory Moore / Calgary Photos

Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	2023.1	211.0	2023.1
BSMT	Finished BSMT	1.0	1551.8	214.2	
	Unfin Bsmt	1.0	272.6	102.5	1824.4
GAR	Garage	1.0	882.2	126.3	882.2
UND	Open	1.0	26.5	28.2	
	Open	1.0	26.5	28.2	53.1

Net LIVABLE

(rounded)

2,023