



PROPERTY INFORMATION

ADDRESS OF PROPERTY	63 Pinebrook Way SW
CITY /TOWN	Calgary
DATE OF COMPLETION	November 24, 2023
CUSTOMER NAME / COMPANY	Jonathan Popowich - eXp Realty

TOTAL MEASUREMENTS (RMS)

MAIN LEVEL	1892.88 SqFt	LOWER LEVEL	285.5 SqFt
SECOND FLOOR	766.57 SqFt	BASEMENT - DEVELOPED	1051.18 SqFt
UPPER LEVEL	699.94 SqFt	BASEMENT - UNDEVELOPED	812.69 SqFt
TOTAL ABOVE GRADE	3359.39 SqFt	TOTAL BELOW GRADE	2149.37 SqFt

MAIN LEVEL

ENTRANCE	8'6" x 11'4"
LIVING ROOM	13'1" x 27'2"
DINING ROOM	13'2" x 14'0"
FLEX ROOM	11'0" x 14'0"
KITCHEN	10'2" x 14'4"
BREAKFAST NOOK	13'9" x 14'3"
FAMILY ROOM	12'9" x 15'5"
BEDROOM 4	11'10" x 13'5"

LOWER LEVEL

LAUNDRY ROOM	12'6" x 13'3"
MUD ROOM	4'0" x 13'1"

BASEMENT - DEVELOPED

GAME / REC ROOM	12'9" x 20'9"
FAMILY ROOM	13'6" x 26'0"
BAR	5'5" x 7'7"
OFFICE	7'7" x 8'1"

UPPER LEVEL

PRIMARY BEDROOM	13'5" x 19'10"
LOFT	8'4" x 9'5"

BASEMENT - UNDEVELOPED

MECHANICAL ROOM	8'9" x 13'0"
STORAGE ROOM	26'8" x 27'0"

SECOND FLOOR

BEDROOM 2	12'7" x 14'10"
BEDROOM 3	13'7" x 14'11"

EXTERIOR

GARAGE - INTERIOR	22'6" x 31'6"
GARAGE TOTAL AREA	774.88 SqFt
DECK	13'6" x 13'6"
PATIO	16'0" x 18'8"

BATHROOMS

3 PIECE - 4'6" x 7'10"	BASEMENT
3 PIECE - 5'0" x 8'8"	MAIN
5 PIECE - 9'3" x 11'9"	SECOND FLOOR
5 PIECE ENSUITE - 13'0" x 13'2"	UPPER

Disclaimer: All measurements provided follow the RMS and are completed and fully insured by Red Dot Services. Measurements are intended for use only by the purchaser of this document and measurement insurance is considered void without payment and/or if altered in any way. Below grade area includes developed and non-developed areas. For more information on the RMS standards, please visit <https://www.reca.ca>

