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MEASUREMENT SUMMARY AND ROOM DIMENSIONS  
**ADDRESS: 252 ASPEN HILLS CL SW**  
CALGARY, ALBERTA  
PROPERTY TYPE: DETACHED

MEASURED ON: JULY 11, 2025

BEDROOMS: 3/4

BATHROOMS: 3.5

MAIN INFO

|                                    |                     |   |
|------------------------------------|---------------------|---|
| Main Level Above Grade Area (RMS)  | 936.0sq.ft.         | 87.0sq.m.   |
| Upper Level Above Grade Area (RMS) | 1180.0sq.ft.        | 109.6sq.m.  |
| <b>Total RMS</b>                   | <b>2116.0sq.ft.</b> | <b>196.6sq.m.</b>                                     |
| Finished Below Grade               | 800.0sq.ft.         | 74.4sq.m.   |
| Unfinished Below Grade             | 136.0sq.ft.         | 12.6sq.m.   |
| <b>Total Below Grade</b>           | <b>936.0sq.ft.</b>  | <b>87.0sq.m.</b>                                      |
| Exterior Wall Thickness            | 6.5 inches          | <b>Total Billable Area: 3052.00sq.ft./ 283.6sq.m.</b> |

MAIN LEVEL (9' CEILING)

|             |               |
|-------------|---------------|
| Kitchen     | 12'11"x9'11"  |
| Pantry      | 4'0"x4'0"     |
| Living Room | 15'0"x13'0"   |
| Dining Room | 11'11"x10'11" |
| 2pc Bath    | 4'11"x4'11"   |
| Foyer       | 9'0"x7'0"     |
| Office      | 10'5"x9'1"    |
| Mud Room    | 8'11"x7'11"   |

BASEMENT LEVEL (8'8" CEILING)

|                 |             |
|-----------------|-------------|
| Family/Rec Room | 32'0"x15'0" |
| Bar Area        | 12'0"x4'0"  |
| Fourth Bedroom  | 12'0"x11'0" |
| 4pc Bath        | 8'5"x4'11"  |
| Utility Room    | 9'0"x8'0"   |
| Storage Space   | 10'0"x5'0"  |

SECOND LEVEL (8' CEILING)

|                  |               |
|------------------|---------------|
| Primary Bedroom  | 14'11"x12'11" |
| Walk-in Closet   | 7'4"x5'6"     |
| 5pc Ensuite Bath | 12'6"x11'7"   |
| Second Bedroom   | 11'7"x9'5"    |
| Third Bedroom    | 11'5"x9'7"    |
| 4pc Bath         | 9'6"x4'11"    |
| Bonus Room       | 17'11"x15'6"  |
| Laundry Room     | 8'5"x5'4"     |

AUXILIARY AREAS

|             |             |
|-------------|-------------|
| Garage      | 22'0"x19'0" |
| Deck        | 26'0"x14'0" |
| Front Porch | 7'0"x4'0"   |

403-585-3839

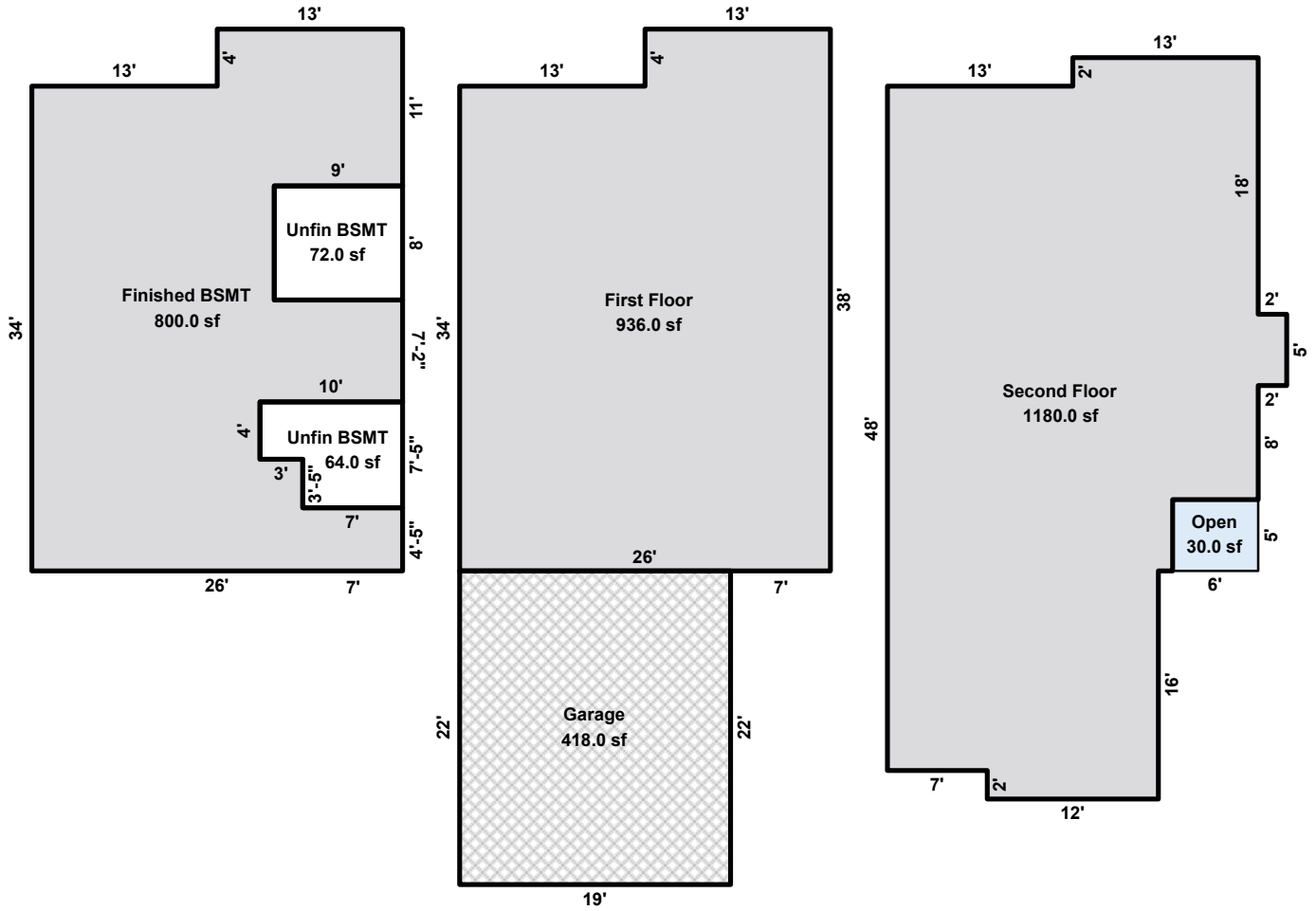


CALGARY PHOTOS  
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# BUILDING SKETCH



Measured by: AMITAB DEBNATH / CALGARY PHOTOS

Sketch by Apex Sketch

| Code | Description   | Factor | Net Size | Perimeter | Net Totals |
|------|---------------|--------|----------|-----------|------------|
| GLA1 | First Floor   | 1.0    | 936.0    | 128.0     | 936.0      |
| GLA2 | Second Floor  | 1.0    | 1180.0   | 160.0     | 1180.0     |
| BSMT | Unfin BSMT    | 1.0    | 64.0     | 34.9      |            |
|      | Unfin BSMT    | 1.0    | 72.0     | 34.0      |            |
|      | Finished BSMT | 1.0    | 800.0    | 166.0     | 936.0      |
| GAR  | Garage        | 1.0    | 418.0    | 82.0      | 418.0      |
| UND  | Open          | 1.0    | 30.0     | 22.0      | 30.0       |

Net LIVABLE

(rounded)

2,116