



### MEASUREMENT REPORT

Date	7-12-22	City / Province	Calgary, AB
Address	8 Grandarches Bay	Order Procedure	Measurements
Client Name	Jonathan Popowich EXP Realty		
Measured As	Detached	Measuring Tech	Chris Hougmany

### FLOOR TOTALS

Main Level	2,464.13 sq.ft	/ 228.92 m2	Exterior Wall Size	2 x 6
Upper Level	1,160.71 sq.ft	/ 107.83 m2	**Above Grade Inc. Ext	
Third Level				
Lower Level				
*Basement	2,314.18 sq.ft	/ 214.99 m2		
<b>RMS AREA</b>	<b>3,624.84 sq.ft</b>	<b>/ 336.75 m2</b>		
<b>*TOTAL</b>	<b>5,939.02 sq.ft</b>	<b>/ 551.74 m2</b>		

### ROOM DIMENSIONS (Feet/Meters)

Kitchen	19'0" x 13'11"	/ 5.79 x 4.24	M	Deck/Patio	16'10" x 10'6"	/ 5.13 x 3.20	M
Dining Room	12'10" x 12'9"	/ 3.91 x 3.89	M	Bonus Room	27'5" x 19'7"	/ 8.36 x 5.97	U
Living Room	16'11" x 16'11"	/ 5.16 x 5.16	M	Wet Bar	9'9" x 9'3"	/ 2.97 x 2.82	B
Laundry Room	13'0" x 9'2"	/ 3.96 x 2.79	M	Family Room	15'5" x 12'5"	/ 4.70 x 3.78	B
Garage	44'9" x 32'8"	/ 13.64 x 9.96	M	Rec Room	16'9" x 8'4"	/ 5.11 x 2.54	B
Den/Office	14'1" x 12'3"	/ 4.29 x 3.73	M	Exercise Room	15'7" x 13'4"	/ 4.75 x 4.06	B
Wine Cellar	11'9" x 7'8"	/ 3.58 x 2.34	B	Theatre	18'10" x 15'0"	/ 5.74 x 4.57	B
Utility Room	11'9" x 6'2"	/ 3.58 x 1.88	B	Storage Room	8'3" x 7'11"	/ 2.51 x 2.41	B

### BEDROOM DIMENSIONS (Feet/Meters)

Primary	15'5" x 13'11"	/ 4.70 x 4.24	M	Bedroom Five	12'3" x 12'1"	/ 3.73 x 3.68	B
Bedroom Two	17'8" x 13'4"	/ 5.38 x 4.06	U				
Bedroom Three	17'10" x 13'3"	/ 5.44 x 4.04	U				
Bedroom Four	12'2" x 11'10"	/ 3.71 x 3.61	B				

### BATHROOMS (Feet/Meters)

2-Piece	6'1" x 5'4"	/ 1.85 x 1.63	M
5-Piece <b>ensuite</b>	16'6" x 7'4"	/ 5.03 x 2.24	M
5-Piece	10'10" x 5'5"	/ 3.30 x 1.65	U
4-Piece	9'3" x 6'3"	/ 2.82 x 1.91	B

### OTHER ROOMS (Feet/Meters)

**Your measurements have been verified by Sona Visual™. E&O Insured measurements follow RMS guidelines.**

Areas such as pantries, closets, and bathrooms are included in the floor totals. \*Below grade measurements are to interior walls, and include the utility room and other unfinished areas meeting the minimum ceiling height requirements (as per Principle 7 of the RMS guidelines). For detached properties measurements are taken to foundations walls in accordance to RMS Principle 3. \*\*Exterior wall dimensions are assumed for attached or semi-detached properties, and do not signify RMS area (as per Principle 4 of RMS guidelines).

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