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110 SCARBOROUGH AVENUE SW CALGARY

MEASURED BY: MIKE

PREPARED FOR: SANDI HEGLAND - REAL ESTATE PROFESSIONALS INC.

Real Estate Council of Alberta (RECA) - RECA Measuring System (RMS)

Effective September 1st, 2016 all residential real estate including condominiums must be measured in accordance to RMS.

Any listings placed on the MLS after September 1st, 2016 must reflect the RMS size only. RMS does not have any rules for measuring what is considered below grade developed floor area so for the purpose of these documents all developed floor areas below grade will be measured using the paint to paint method and must be fully developed with permanent heating. Any undeveloped areas will be shaded in grey and no deductions for staircases will be made.

To view a complete copy of the RMS rules and guidelines go to the following web address:

<http://condosize.ca/RMS.pdf>

Equipment Used in Measuring: Computerized drafting software, Digital laser measurer, 7.5 & 30 meter measuring tapes.



Type:	SINGLE FAMILY DETACHED	Parking:	DOUBLE DETACHED
Style:	2 STOREY	Basement:	UNDERDEVELOPED - WALKOUT

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	1626.01	
Total Upper Floor(s) Area (RMS):	1482.74	
Total Above Grade Floor Area (RMS):	3108.75	
Total Lower Development:		1329.78

Room/Level		Dimensions
LIVING ROOM	MAIN	18'7" x 13' 1"
DINING ROOM	MAIN	13'4" x 12' 2"
KITCHEN	MAIN	16'6" x 12' 10"
BREAKFAST NOOK	MAIN	13'5" x 7' 8"
STORAGE ROOM	MAIN	5'4" x 3' 1"
FAMILY ROOM	MAIN	19'3" x 15' 7"
DEN/OFFICE	MAIN	17'2" x 10' 1"
FOYER	MAIN	6'8" x 4' 1"
PRIMARY BEDROOM	UPPER	19'4" x 16'
7 PIECE ENSUITE	UPPER	15'4" x 9' 5"
BEDROOM	UPPER	20'4" x 11' 11"
4 PIECE BATH	UPPER	8'7" x 7' 1"
BEDROOM	UPPER	11'3" x 10'
BEDROOM	UPPER	14'11" x 12' 1"
WALK-IN CLOSET	UPPER	8'2" x 12' 1"
FAMILY ROOM	LOWER	18'8" x 14' 11"
GAME ROOM	LOWER	13'3" x 7' 1"
OTHER (WINE CELLAR)	LOWER	12'8" x 6' 9"
OTHER (MUD ROOM)	LOWER	9'10" x 7' 10"
3 PIECE BATH	LOWER	6'11" x 6' 3"

Room/Level		Dimensions
BEDROOM	LOWER	12' x 10' 2"
WALK-IN CLOSET	LOWER	6' x 3' 9"
LAUNDRY	LOWER	12' 1" x 10' 8"

Wall Thickness: 2X4

Bathrooms:
SEE ROOMS

Additional Comments (if any):

Lower Development size was calculated by measuring to the inside edge of the perimeter walls less any undeveloped areas otherwise known in the industry as Paint to Paint. Garage measurements are exterior measurements

