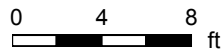
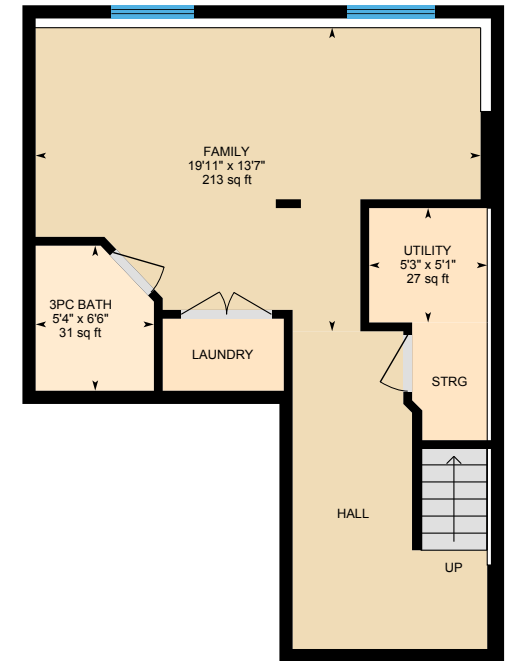
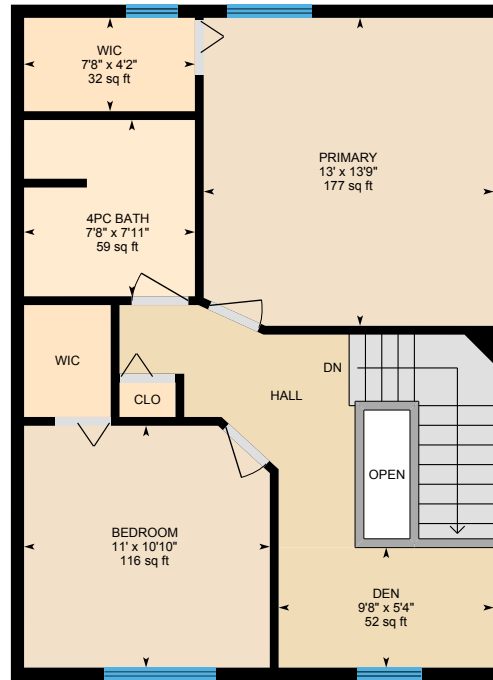
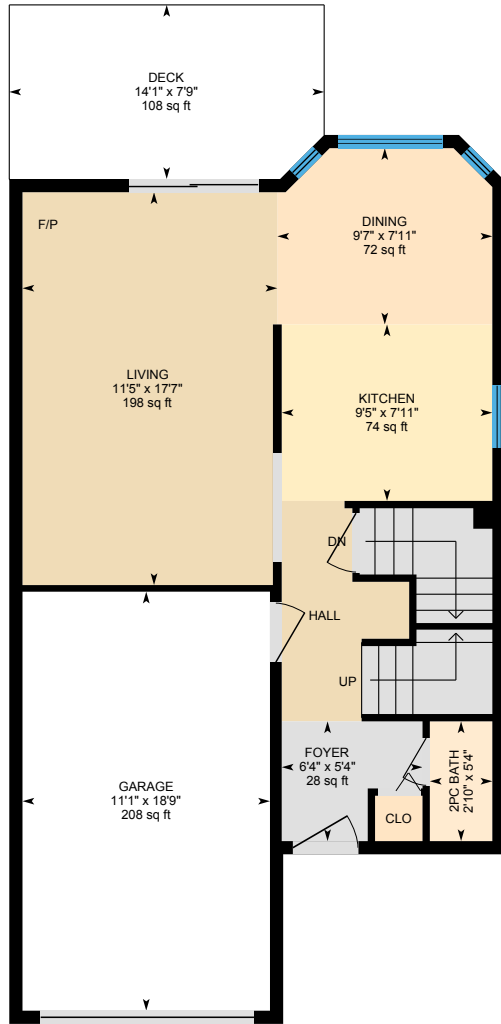


# 36-567 Edmonton Trail NE, Airdrie, AB

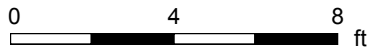
## Main Building



PREPARED: 2021/09/24

# 36-567 Edmonton Trail NE, Airdrie, AB

Main Floor Total Interior Area 491.24 sq ft

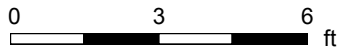


PREPARED: 2021/09/24



# 36-567 Edmonton Trail NE, Airdrie, AB

2nd Floor Total Interior Area 598.91 sq ft

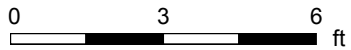


PREPARED: 2021/09/24



# 36-567 Edmonton Trail NE, Airdrie, AB

Basement Total Interior Area 426.53 sq ft



PREPARED: 2021/09/24



# 36-567 Edmonton Trail NE, Airdrie, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 2'10" x 5'4" | 15 sq ft  
Deck: 14'1" x 7'9" | 108 sq ft  
Dining: 9'7" x 7'11" | 72 sq ft  
Foyer: 6'4" x 5'4" | 28 sq ft  
Garage: 11'1" x 18'9" | 208 sq ft  
Kitchen: 9'5" x 7'11" | 74 sq ft  
Living: 11'5" x 17'7" | 198 sq ft

##### 2ND FLOOR

4pc Bath: 7'8" x 7'11" | 59 sq ft  
Bedroom: 11' x 10'10" | 116 sq ft  
Den: 9'8" x 5'4" | 52 sq ft  
Primary: 13' x 13'9" | 177 sq ft  
Wic: 7'8" x 4'2" | 32 sq ft

##### BASEMENT

3pc Bath: 5'4" x 6'6" | 31 sq ft  
Family: 19'11" x 13'7" | 213 sq ft  
Utility: 5'3" x 5'1" | 27 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 491.24 sq ft  
Excluded Area: 207.54 sq ft  
Perimeter Wall Length: 104 ft

##### 2ND FLOOR

Interior Area: 598.91 sq ft  
Excluded Area: 11.88 sq ft  
Perimeter Wall Length: 102 ft

##### BASEMENT (Below Grade)

Interior Area: 426.53 sq ft  
Perimeter Wall Length: 99 ft

#### Total Above Grade Floor Area

Main Building Interior: 1090.15 sq ft  
Main Building Excluded: 219.42 sq ft

# 36-567 Edmonton Trail NE, Airdrie, AB

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## Property Details

Customer Name: Clint Willies

Customer Company: Century 21 PowerRealty.ca

Prepared: Sep 24, 2021

The 'Total Above Grade Floor Area' is the RMS size of the property. Please use Exterior Area for detached properties, and Interior Area for properties with common walls such as half-duplexes, townhouses, and apartments.

The CREB measurement diagrams, as well as supplement measurement sheet are the last pages of your PDF Floor Plan download.

This property was measured by CMC Photo & Measure Services | [www.cmcphoto.ca](http://www.cmcphoto.ca)

# 36-567 Edmonton Trail NE, Airdrie, AB

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

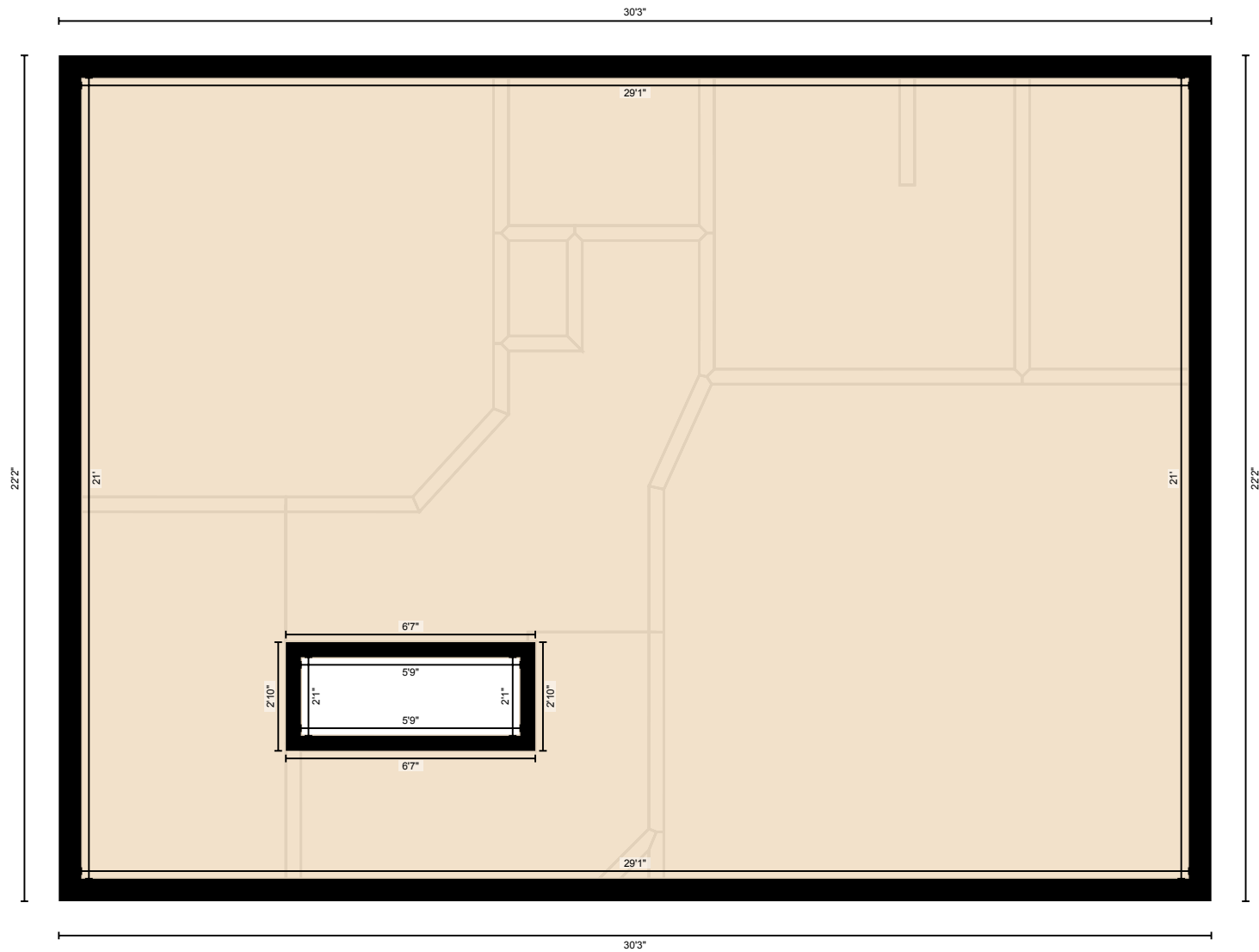
All dimensions and floor areas must be considered approximate and are subject to independent verification.





# 36-567 Edmonton Trail NE, Airdrie, AB

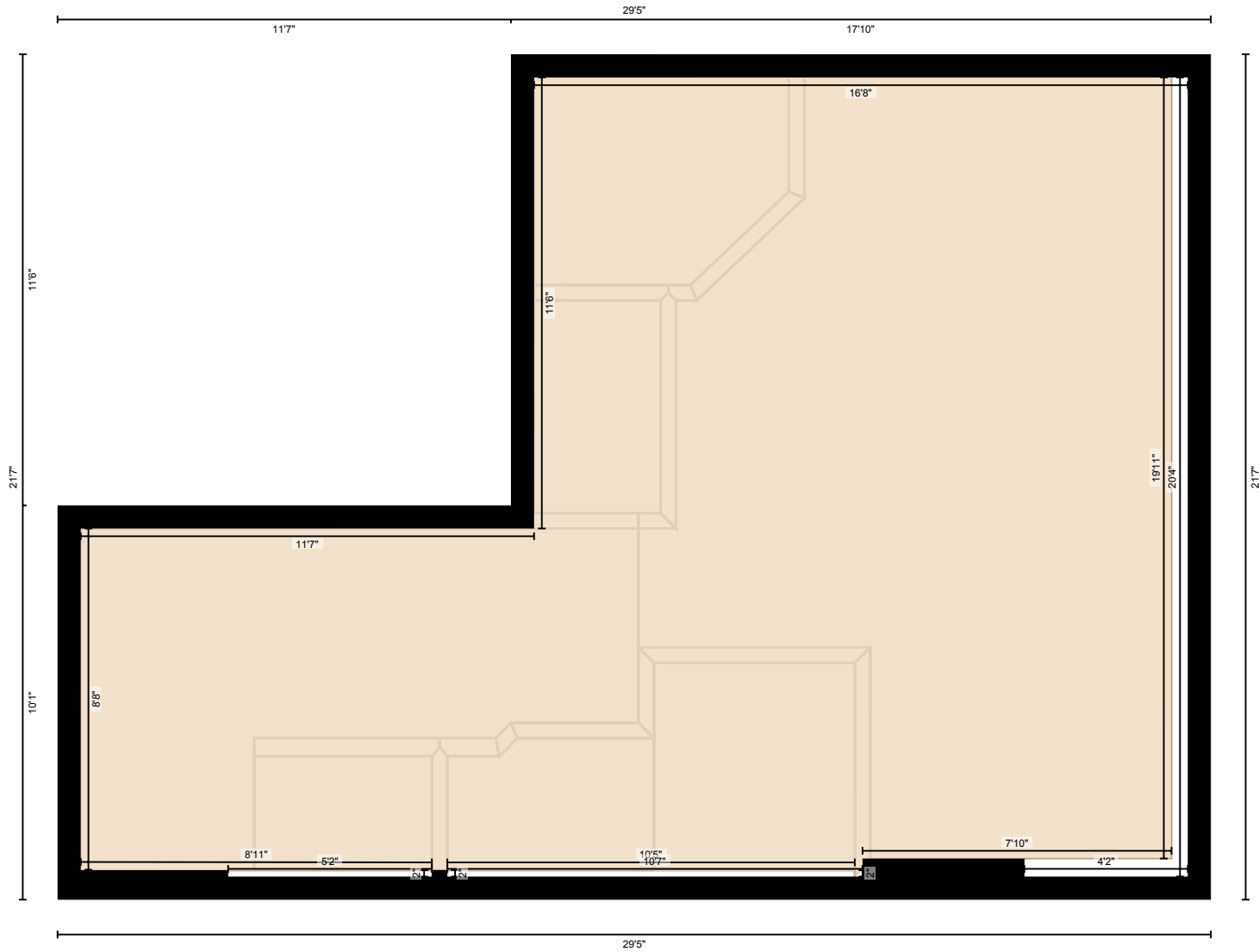
Measurement Diagram for: 2nd Floor



PREPARED: 2021/09/24

# 36-567 Edmonton Trail NE, Airdrie, AB

Measurement Diagram for: Basement



PREPARED: 2021/09/24