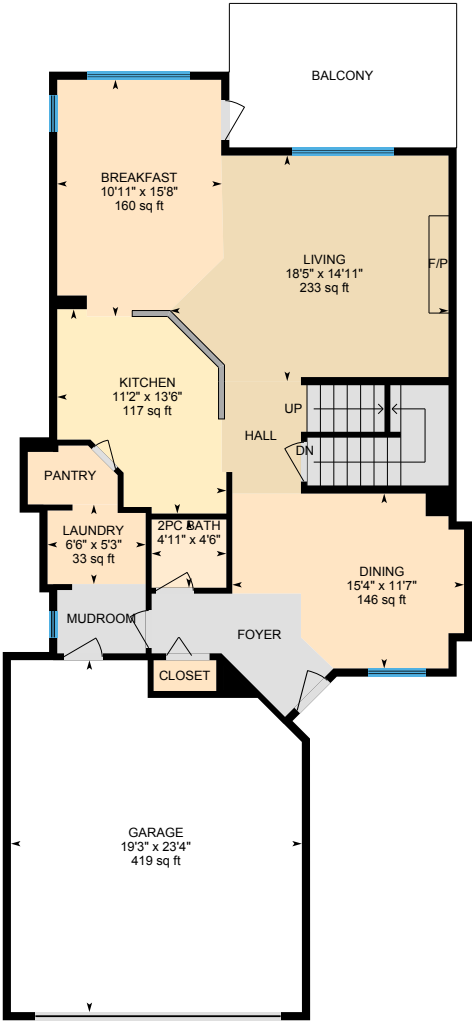
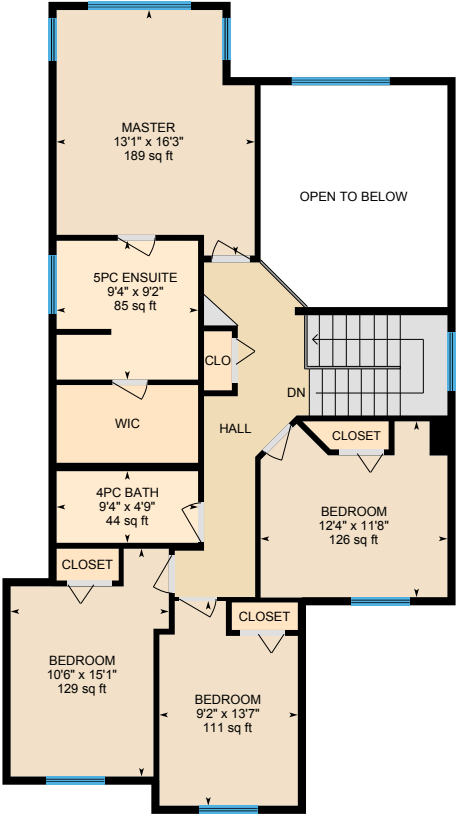


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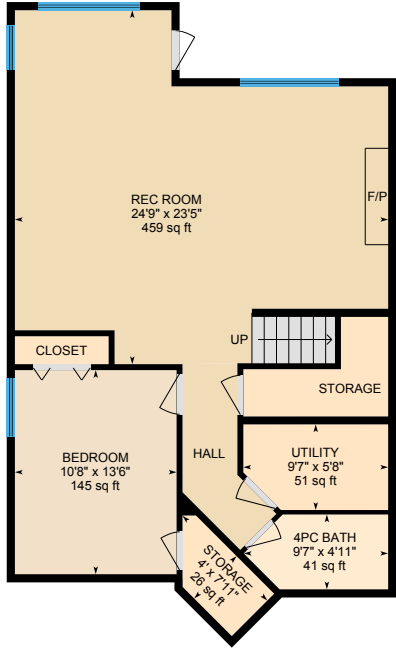
Main Building: Total Exterior Area Above Grade 2127 sq ft



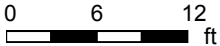
Main Floor
Exterior Area 1039 sq ft



2nd Floor
Exterior Area 1088 sq ft



Basement (Below Grade)
Exterior Area 945 sq ft



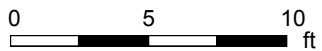
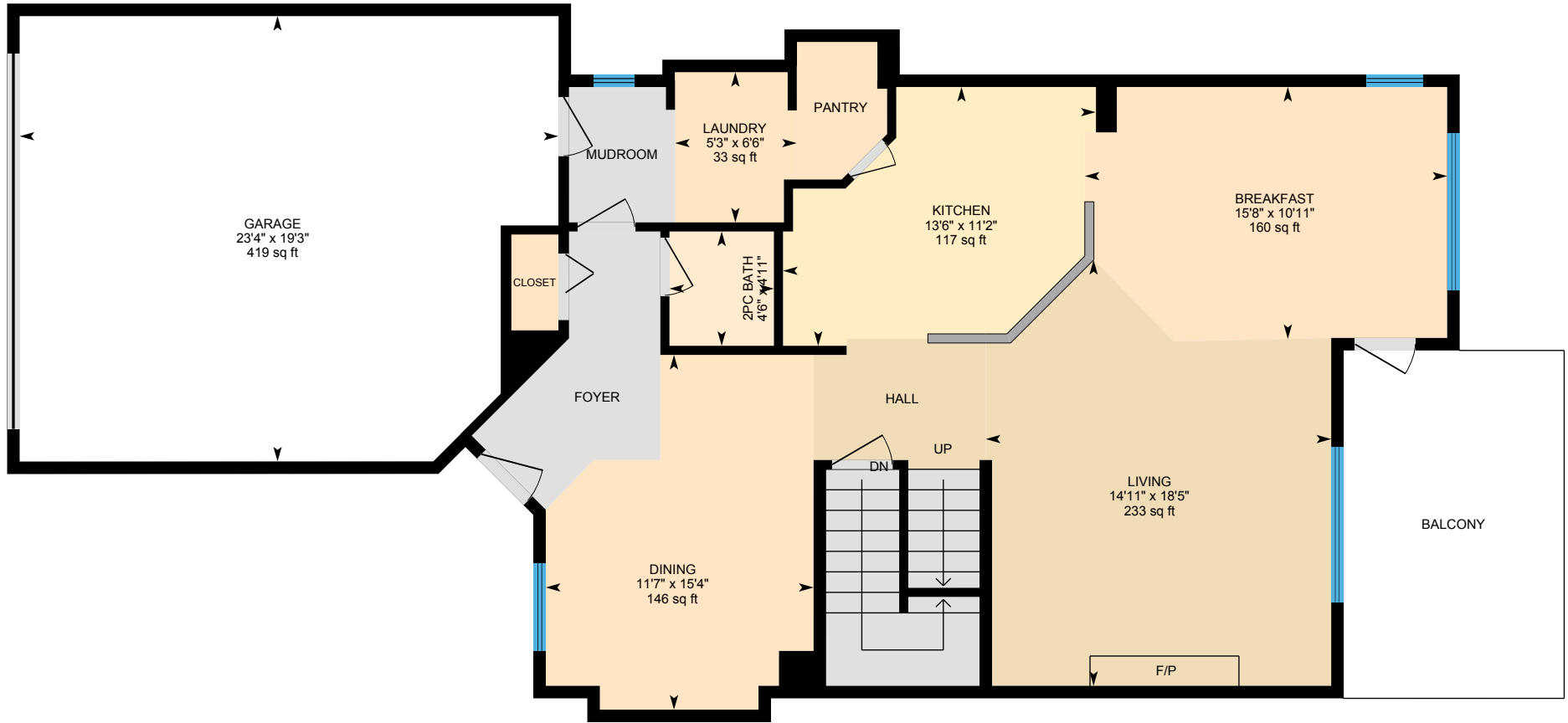
PREPARED: Sep 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Main Floor Total Exterior Area 1039 sq ft
Total Interior Area 963 sq ft

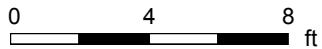
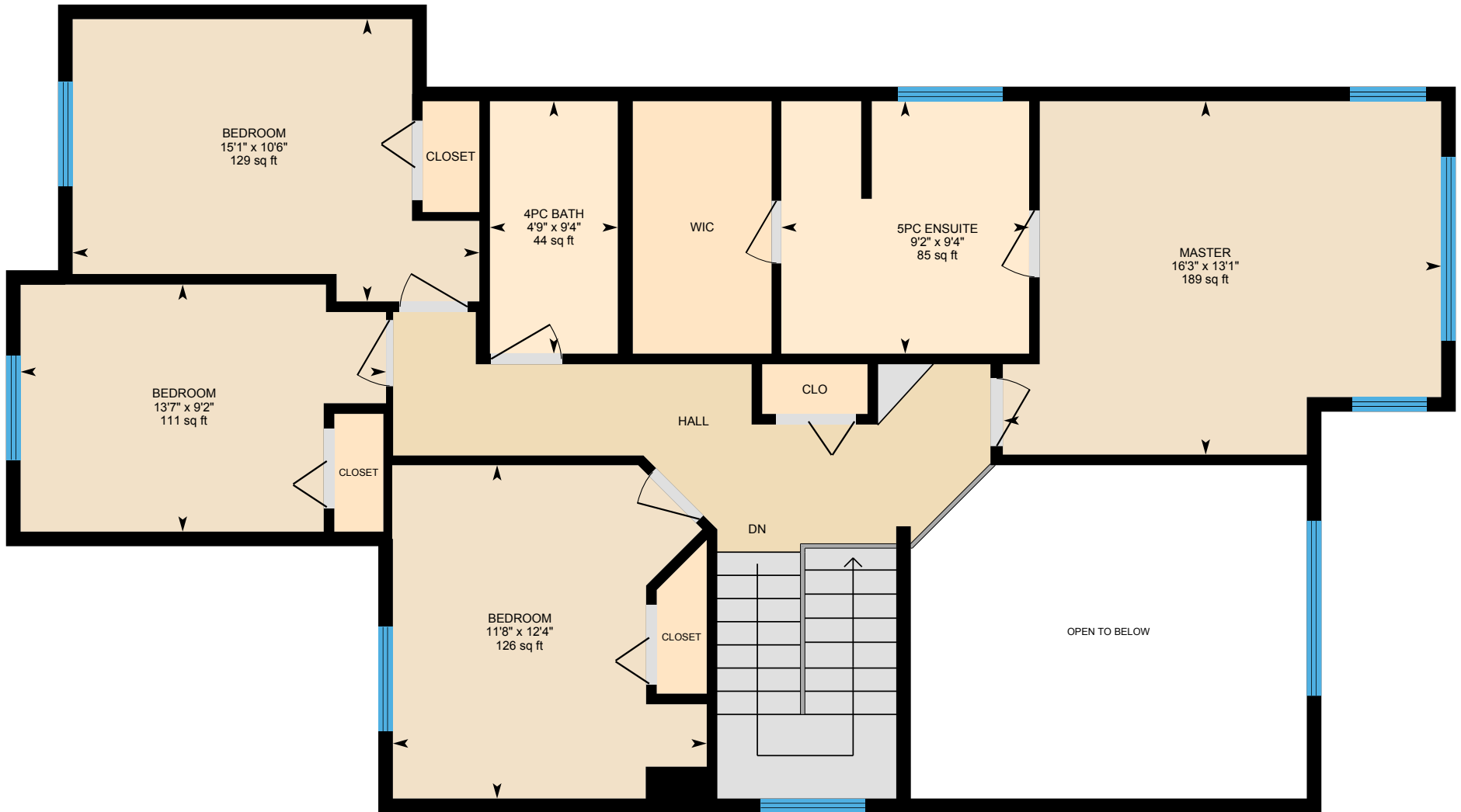


PREPARED: Sep 2020



947 Bayside Dr SW, Airdrie, AB

2nd Floor Total Exterior Area 1088 sq ft
Total Interior Area 998 sq ft



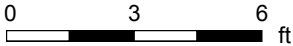
PREPARED: Sep 2020



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Basement Total Exterior Area 945 sq ft
Total Interior Area 874 sq ft



PREPARED: Sep 2020



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

947 Bayside Dr SW, 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: 4'11" x 4'6" | 22 sq ft
Breakfast: 10'11" x 15'8" | 160 sq ft
Dining: 15'4" x 11'7" | 146 sq ft
Garage: 19'3" x 23'4" | 419 sq ft
Kitchen: 11'2" x 13'6" | 117 sq ft
Laundry: 6'6" x 5'3" | 33 sq ft
Living: 18'5" x 14'11" | 233 sq ft

2ND FLOOR

4pc Bath: 9'4" x 4'9" | 44 sq ft
5pc Ensuite: 9'4" x 9'2" | 85 sq ft
Bedroom: 9'2" x 13'7" | 111 sq ft
Bedroom: 10'6" x 15'1" | 129 sq ft
Bedroom: 12'4" x 11'8" | 126 sq ft
Master: 13'1" x 16'3" | 189 sq ft

BASEMENT

4pc Bath: 9'7" x 4'11" | 41 sq ft
Bedroom: 10'8" x 13'6" | 145 sq ft
Rec Room: 24'9" x 23'5" | 459 sq ft
Storage: 4' x 7'11" | 26 sq ft
Utility: 9'7" x 5'8" | 51 sq ft

Floor Area Information

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

Main Building

MAIN FLOOR

Interior Area: 963 sq ft
Excluded Area: 419 sq ft
Perimeter Wall Length: 141 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1039 sq ft

2ND FLOOR

Interior Area: 998 sq ft
Excluded Area: 177 sq ft
Perimeter Wall Length: 165 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1088 sq ft

BASEMENT (Below Grade)

Interior Area: 874 sq ft
Perimeter Wall Length: 131 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 945 sq ft

Total Above Grade Floor Area

Main Building Interior: 1961 sq ft
Main Building Excluded: 596 sq ft
Main Building Exterior: 2127 sq ft

947 Bayside Dr SW, Airdrie, AB

Property Details

Customer Name: Clint Willies

Customer Company: Century 21 PowerRealty.ca

Prepared: Sep 4, 2020

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 required schematics, as well as supplement measurement sheet are part of your PDF Floorplan, you can find this under Downloads.

This property was measured by CMC Photo & Measure Services.

947 Bayside Dr SW, 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.

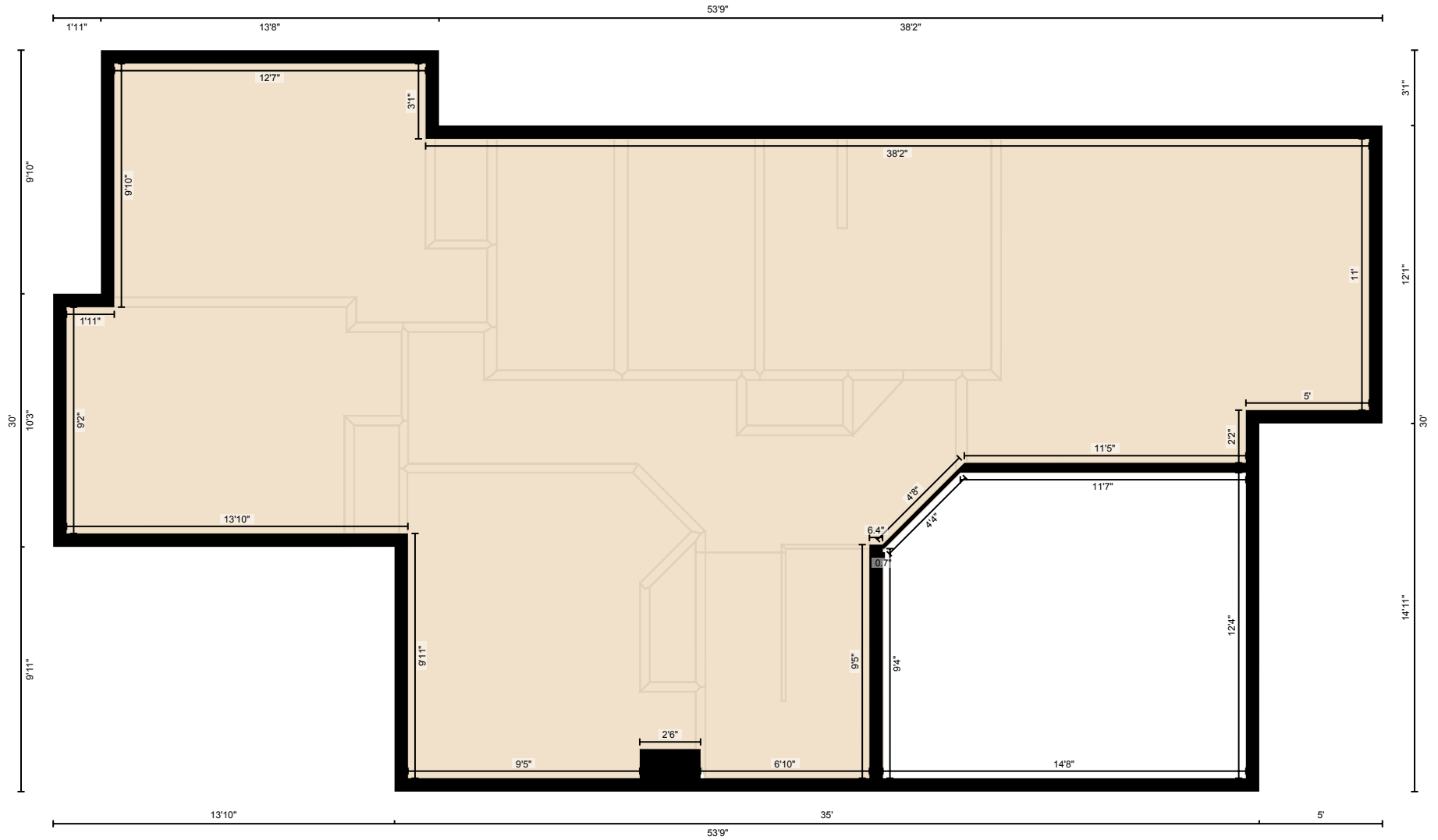
Disclaimer

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

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Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in



PREPARED: Sep 2020

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

