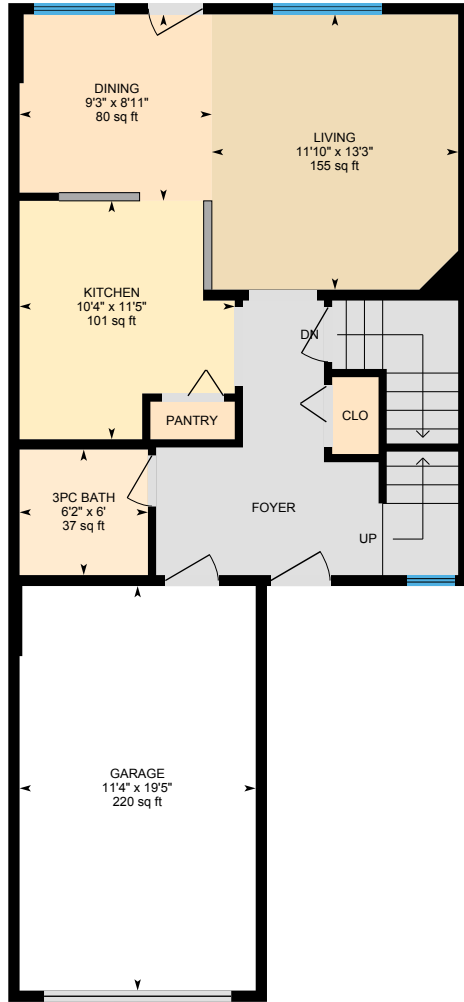
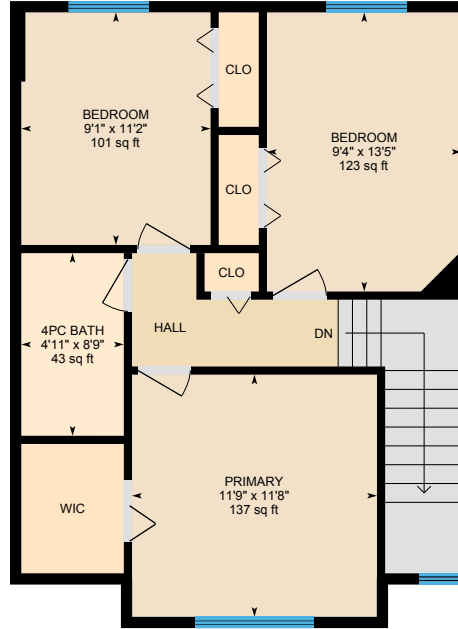


# 237 Willow Brook Ct NW, Airdrie, AB

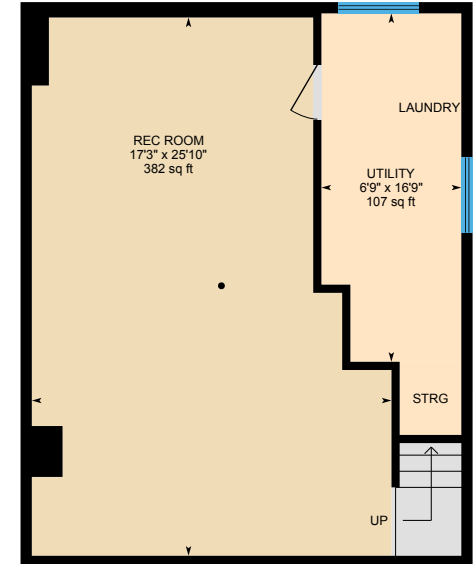
Main Building: Total Exterior Area Above Grade 1268.28 sq ft



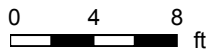
**Main Floor**  
Exterior Area 619.42 sq ft



**2nd Floor**  
Exterior Area 648.85 sq ft



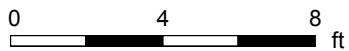
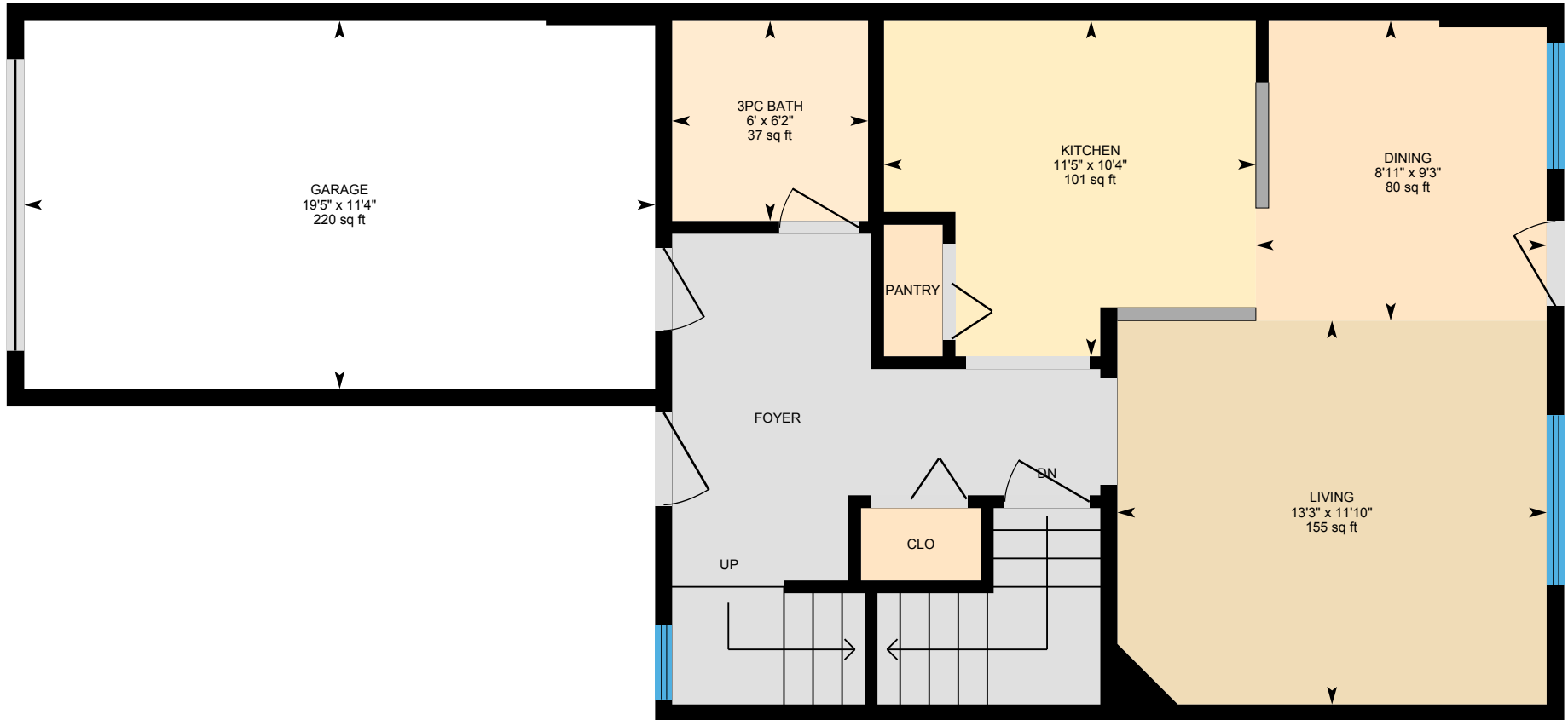
**Basement (Below Grade)**  
Exterior Area 579.84 sq ft



PREPARED: Jan 2021

# 237 Willow Brook CI NW, Airdrie, AB

Main Floor Total Exterior Area 619.42 sq ft  
Total Interior Area 566.31 sq ft

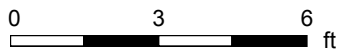
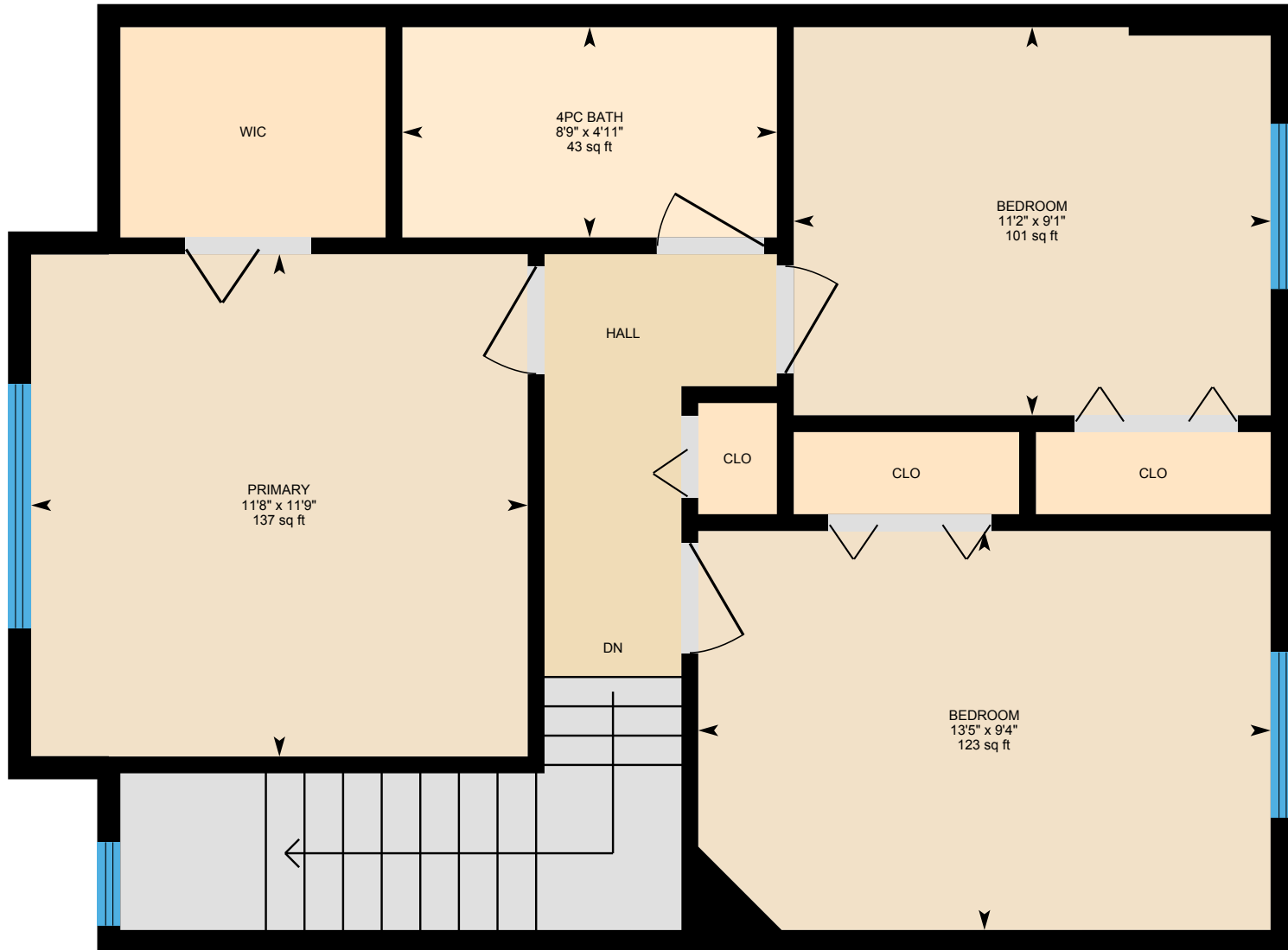


PREPARED: Jan 2021

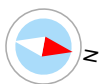


# 237 Willow Brook CI NW, Airdrie, AB

2nd Floor Total Exterior Area 648.85 sq ft  
Total Interior Area 593.37 sq ft

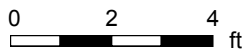
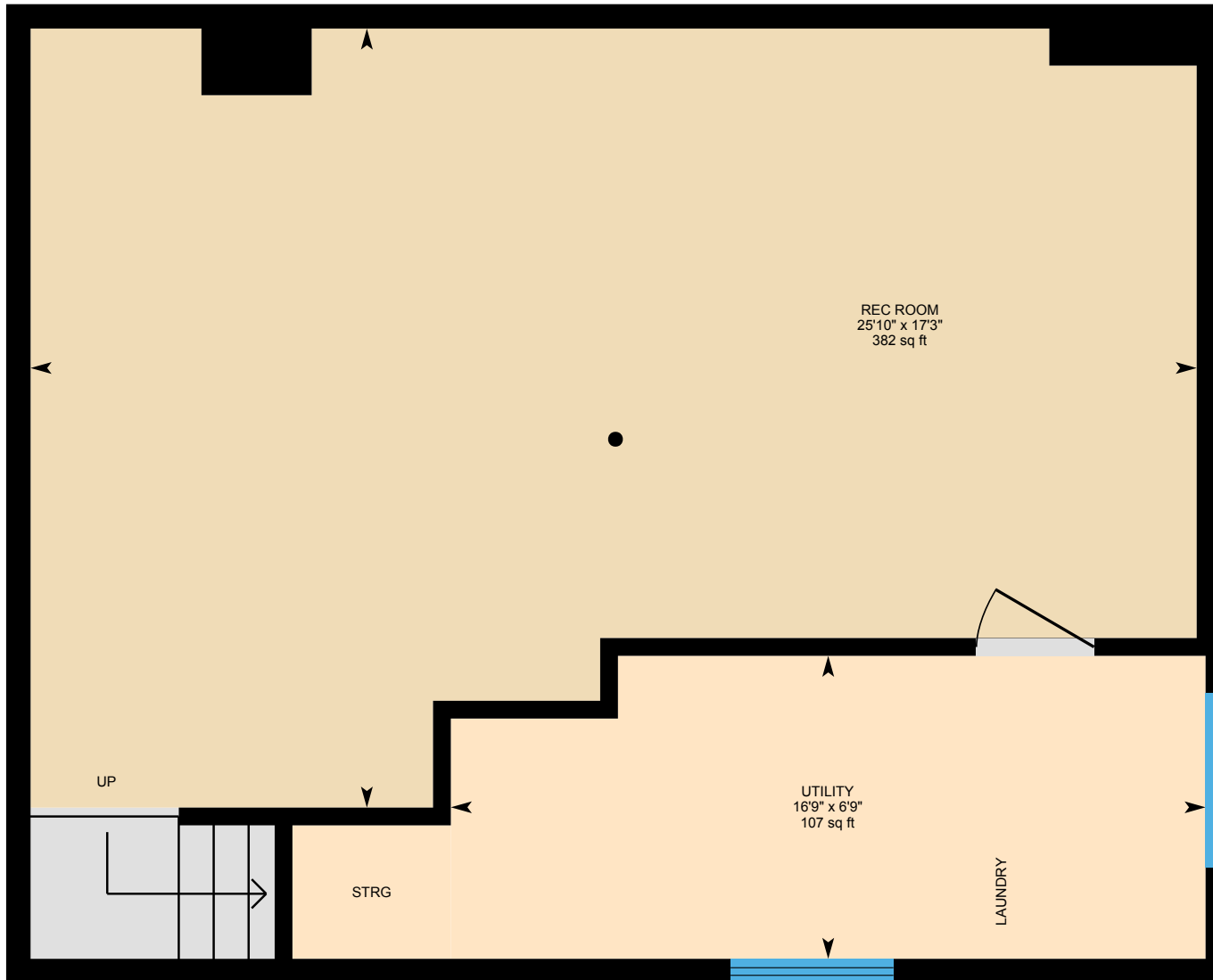


PREPARED: Jan 2021



# 237 Willow Brook CI NW, Airdrie, AB

**Basement** Total Exterior Area 579.84 sq ft  
Total Interior Area 528.12 sq ft



PREPARED: Jan 2021



# 237 Willow Brook CI NW, 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

3pc Bath: 6'2" x 6' | 37 sq ft  
Dining: 9'3" x 8'11" | 80 sq ft  
Garage: 11'4" x 19'5" | 220 sq ft  
Kitchen: 10'4" x 11'5" | 101 sq ft  
Living: 11'10" x 13'3" | 155 sq ft

##### 2ND FLOOR

4pc Bath: 4'11" x 8'9" | 43 sq ft  
Bedroom: 9'1" x 11'2" | 101 sq ft  
Bedroom: 9'4" x 13'5" | 123 sq ft  
Primary: 11'9" x 11'8" | 137 sq ft

##### BASEMENT

Rec Room: 17'3" x 25'10" | 382 sq ft  
Utility: 6'9" x 16'9" | 107 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: 566.31 sq ft  
Excluded Area: 219.82 sq ft  
Perimeter Wall Length: 98 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 619.42 sq ft

##### 2ND FLOOR

Interior Area: 593.37 sq ft  
Perimeter Wall Length: 102 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 648.85 sq ft

##### BASEMENT (Below Grade)

Interior Area: 528.12 sq ft  
Perimeter Wall Length: 96 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 579.84 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1159.68 sq ft  
Main Building Excluded: 219.82 sq ft  
**Main Building Exterior: 1268.28 sq ft**

# 237 Willow Brook CI NW, Airdrie, AB

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## Property Details

Customer Name: Clint Willies

Customer Company: Century 21 PowerRealty.ca

Prepared: Jan 25, 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 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.

# 237 Willow Brook CI NW, 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.

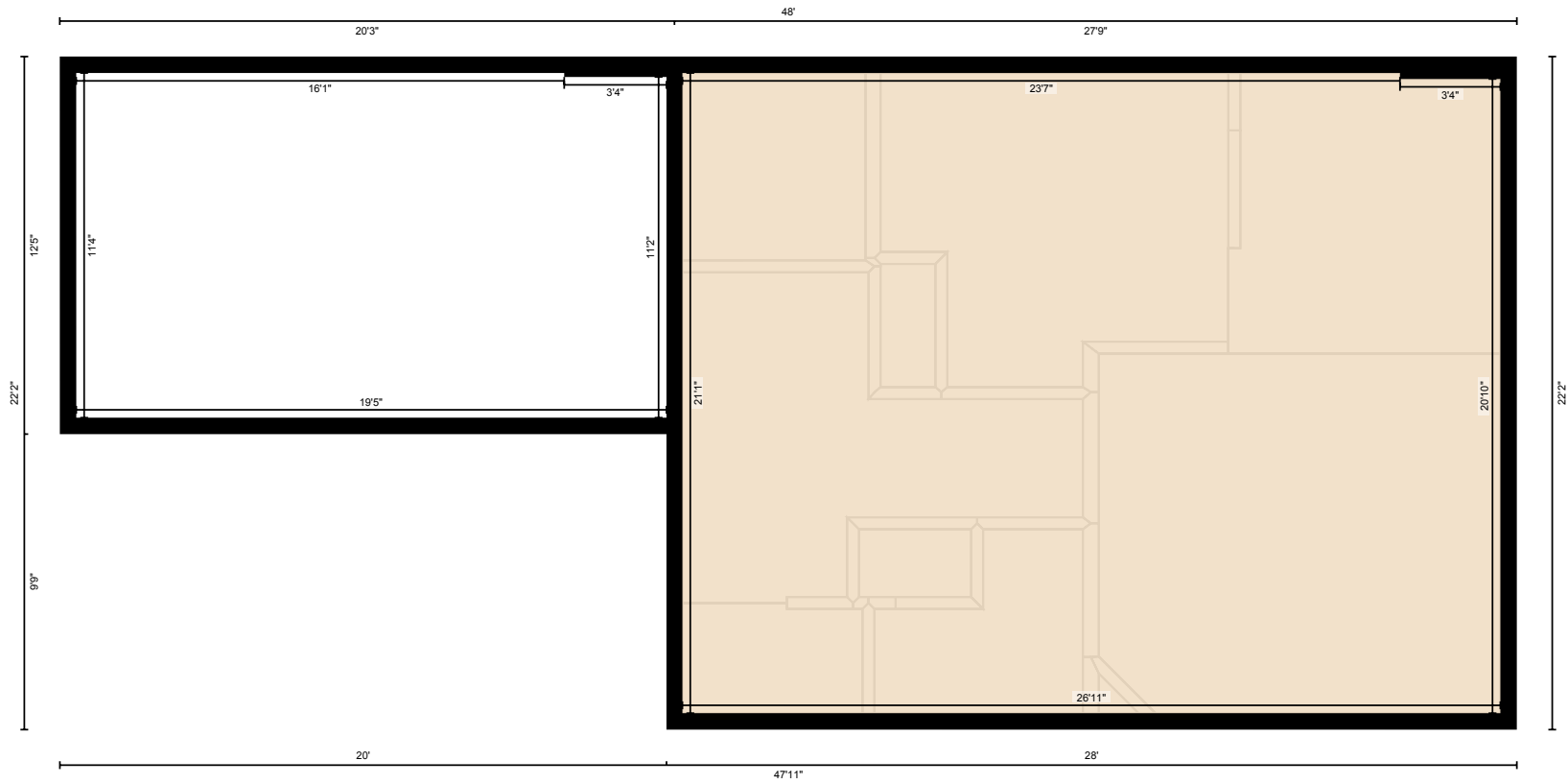
B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

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

# 237 Willow Brook CI NW, Airdrie, AB

Measurement Diagram for: Main Floor  
Exterior Wall Thickness: 6.5 in



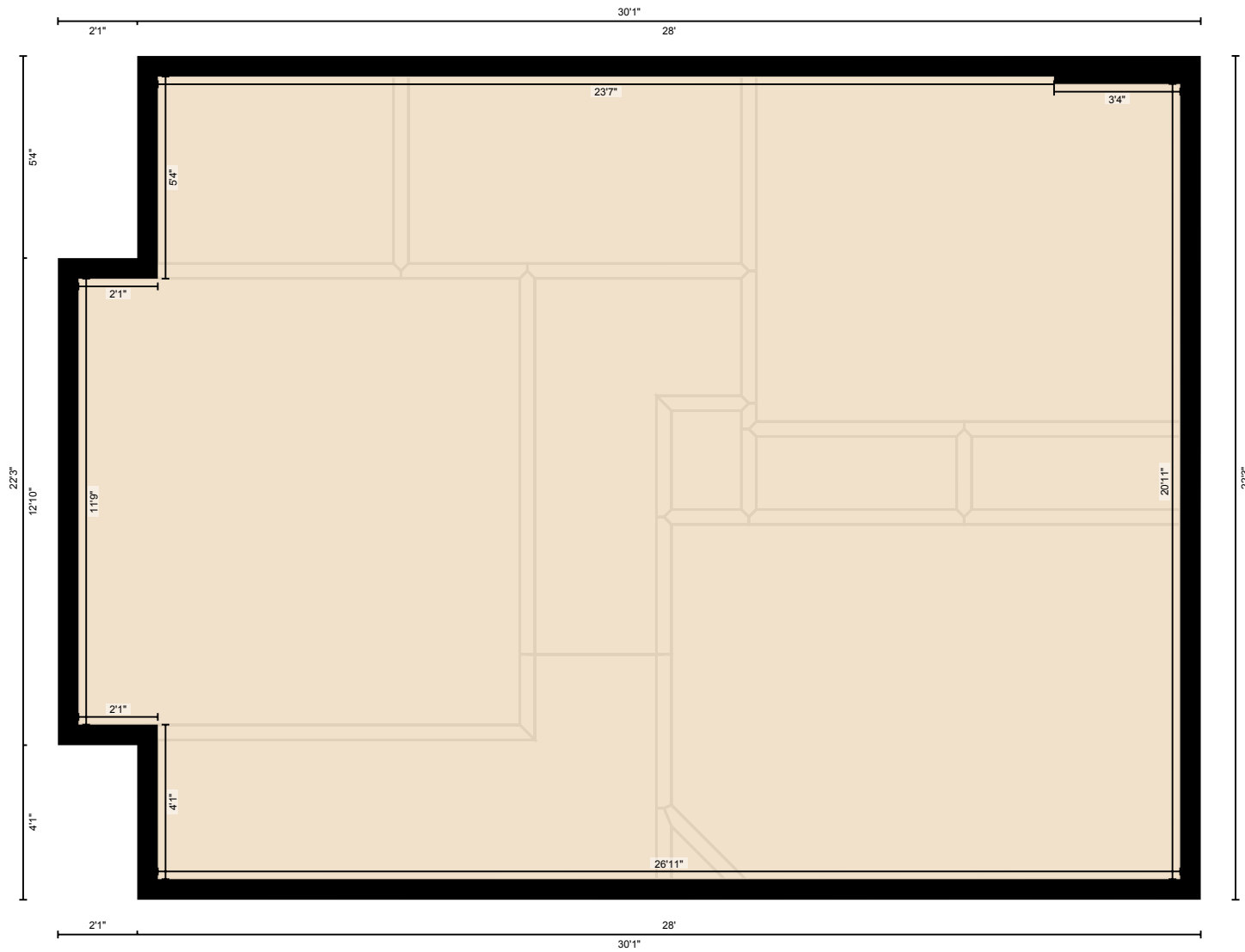
PREPARED: Jan 2021



# 237 Willow Brook CI NW, Airdrie, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in

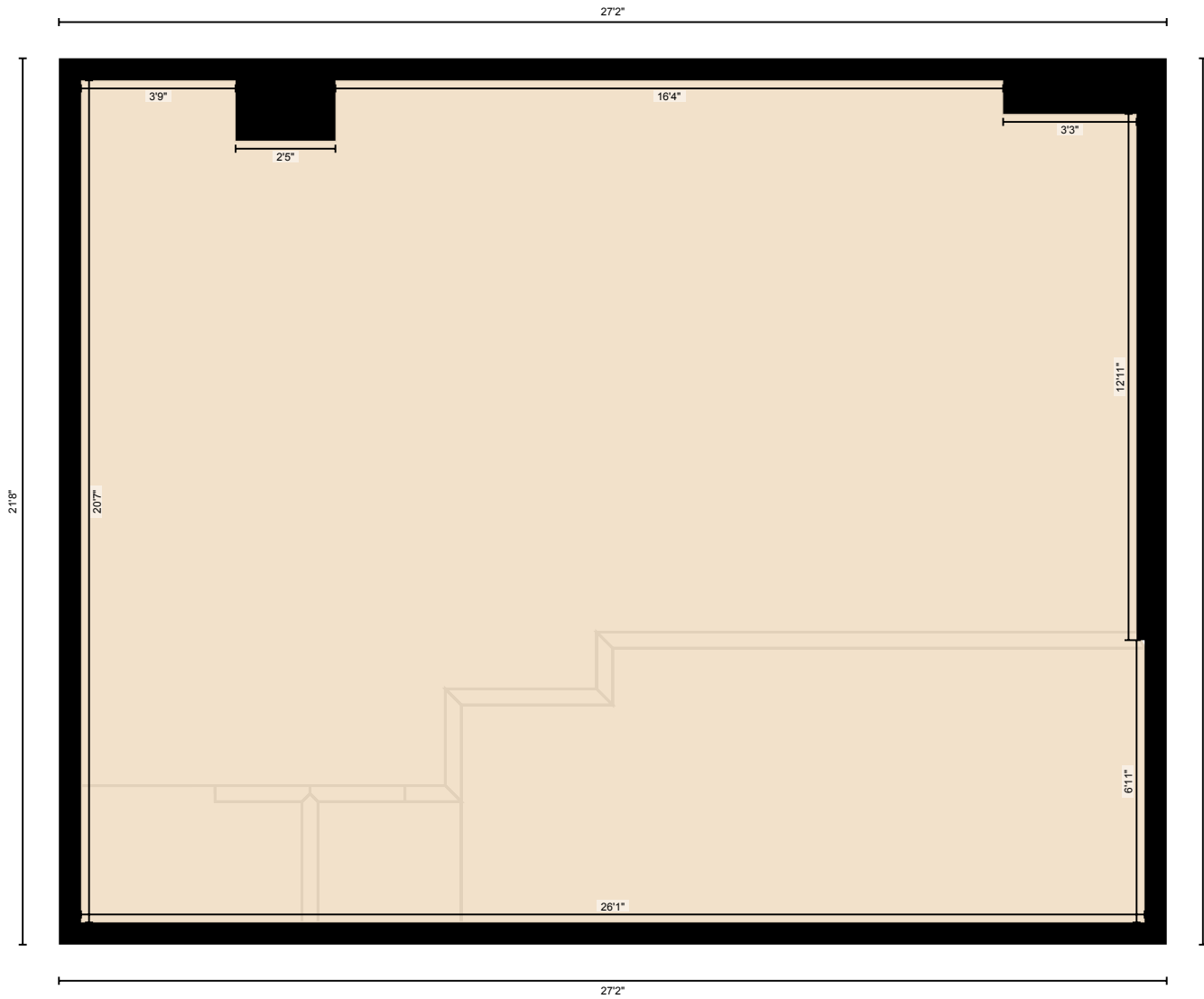


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# 237 Willow Brook CI NW, Airdrie, AB

Measurement Diagram for: Basement

Exterior Wall Thickness: 6.5 in



PREPARED: Jan 2021