



Measurement Report			
Date:	1/31/2023	Client Name:	Preet Chawla
Address:	98 Canova Rd SW	Company/Brokerage:	Town Residential
City/Province:	Calgary	Order Details:	The Sander Special
Measured As:	Detached	Measuring Tech:	Connor Finlayson
Floor Totals			
Main Level:	2084.00 sqft / 193.61 m ²	Exterior Wall Size:	
Upper Level:		Total Above Grade:	2084.00 sqft / 193.61 m ²
Third Level:		Less Attached Garage:	443.42 sqft / 41.19 m ²
Lower Level:			
Basement:	1552.00 sqft / 144.18 m ²		
		RMS Area:	1640.58 sqft / 152.41 m ²
Main Floor			
Kitchen/Breakfast:	10' 01" x 11' 05"	Bathroom 2pc	5' 05" x 5' 02"
Living Room:	14' 10" x 16' 10"	Bathroom 4pc	10' 02" x 4' 09"
Dining Room:	10' 07" x 8' 08"		
Bathroom 4pc	7' 02" x 8' 00"		
Primary Bedroom:	13' 01" x 13' 03"		
Bedroom Two:	8' 10" x 10' 11"		
Den / Office:	9' 09" x 10' 11"		
Second Living Room:	14' 07" x 14' 08"	Attached Garage:	21' 01" x 21' 08"
Basement			
Rec Room:	33' 10" x 15' 00"		
Storage:	11' 03" x 12' 05"		
Utility Room / Storage:	8' 11" x 8' 02"		
Bathroom 3pc	4' 10" x 10' 04"		
Primary Bedroom:	12' 07" x 5' 11"		
Second Living Room:	11' 11" x 10' 07"		
Laundry Room:	6' 04" x 6' 07"		

RMS Measurements are completed as per the guidelines set forth by The Real Estate Council of Alberta. Further information as to how we complete these measurements and what methods we use can be found here: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard/>

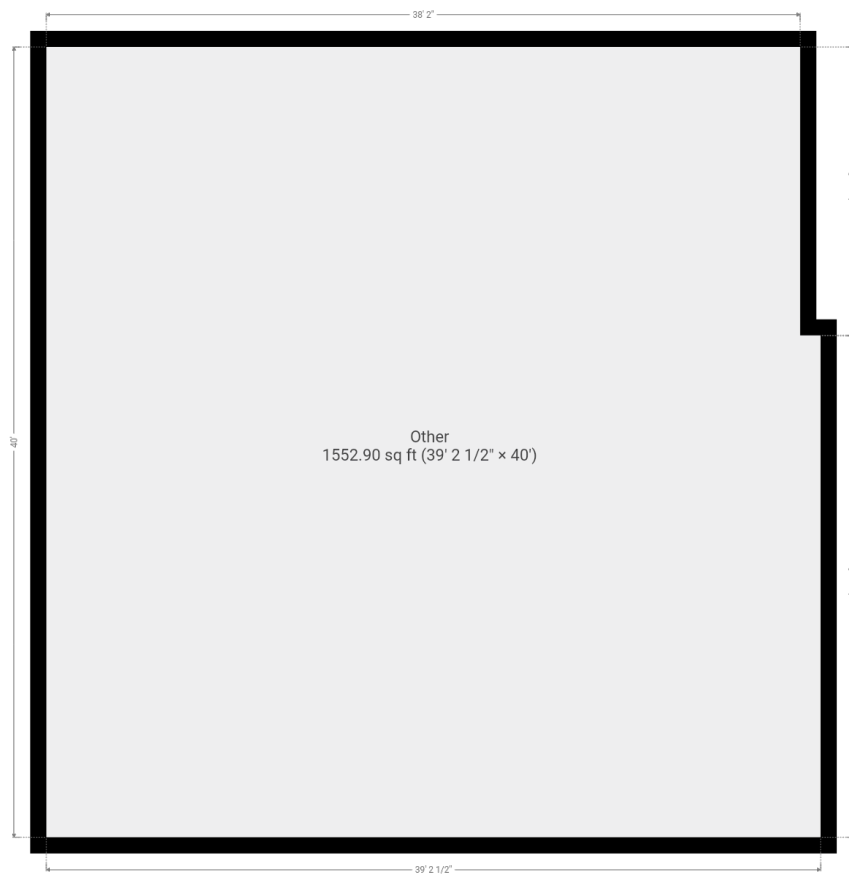


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Third Level:		Less Attached Garage:	443.42 sqft / 41.19 m ²
Lower Level:			
Basement:	1552.00 sqft / 144.18 m ²		
		RMS Area:	1640.58 sqft / 152.41 m²
Main Floor			
Kitchen/Breakfast:	3.07 m x 3.48 m	Bathroom 2pc	1.65 m x 1.57 m
Living Room:	4.52 m x 5.13 m	Bathroom 4pc	3.10 m x 1.45 m
Dining Room:	3.23 m x 2.64 m		
Bathroom 4pc	2.18 m x 2.44 m		
Primary Bedroom:	3.99 m x 4.04 m		
Bedroom Two:	2.69 m x 3.33 m		
Den / Office:	2.97 m x 3.33 m		
Second Living Room:	4.45 m x 4.47 m	Attached Garage:	6.43 m x 6.60 m
Basement			
Rec Room:	10.31 m x 4.57 m		
Storage:	3.43 m x 3.78 m		
Utility Room / Storage:	2.72 m x 2.49 m		
Bathroom 3pc	1.47 m x 3.15 m		
Primary Bedroom:	3.84 m x 1.80 m		
Second Living Room:	3.63 m x 3.23 m		
Laundry Room:	1.93 m x 2.01 m		

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Basement 1

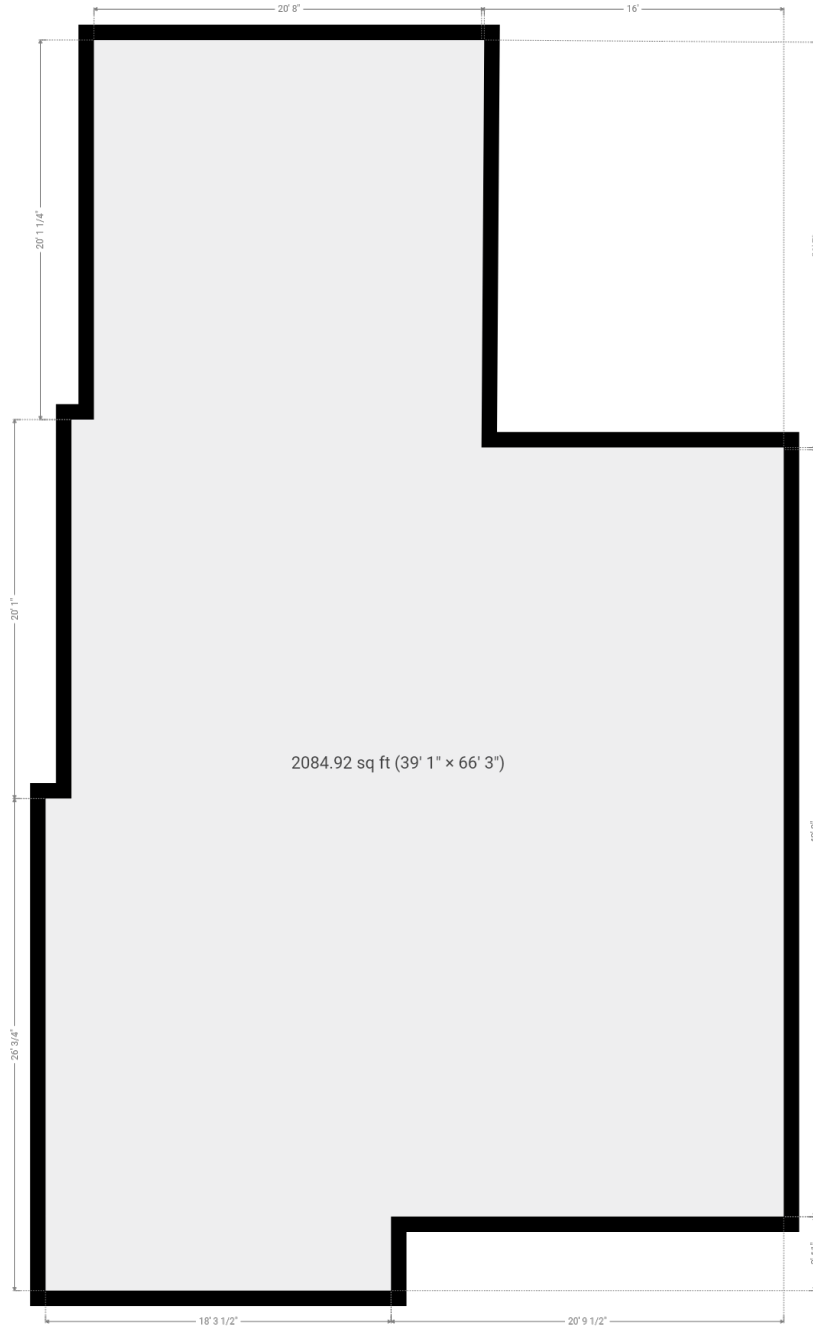


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Main Floor



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