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MEASUREMENT SUMMARY AND ROOM DIMENSIONS

ADDRESS: 120 TUSCANY HILLS PA NW

CALGARY, ALBERTA

PROPERTY TYPE: DETACHED

MEASURED ON: SEPTEMBER 15, 2020

BEDROOMS: 2/3

BATHROOMS: 3.5

MAIN INFO

Main Floor Above Grade Area (RMS)	832.5sq.ft.	77.3sq.m.	8' Ceiling
Upper Level Above Grade Area (RMS)	716.0sq.ft.	66.5sq.m.	8' Ceiling
Total RMS	1548.5sq.ft.	143.8sq.m.	
Finished Below Grade	605.0sq.ft.	56.2sq.m.	8' Ceiling
Unfinished Below Grade	121.5sq.ft.	11.3sq.m.	
Total Below Grade	726.5sq.ft.	67.5sq.m.	
Exterior Wall Thickness	6.5 inches		

MAIN FLOOR

Kitchen	11'9"x10'0"
Nook	12'5"x10'0"
Living Room	14'6"x12'4"
Dining Room	13'1"x9'8"
2pc Bathroom	4'11"x4'7"
Laundry Room	8'0"x7'8"

SECOND FLOOR

Master Bedroom	14'4"x13'1"
Walk-in Closet	6'6"x5'3"
5pc Ensuite Bath	11'8"x10'11"
Second Bedroom	12'4"x9'0"
4pc Bathroom	8'9"x7'11"

LOWER FLOOR

Family Room	25'11"x15'9"
Third Bedroom	11'9"x8'1"
3pc Bathroom	7'5"x5'0"

AUXILIARY AREAS

Attached Garage	22'0"x19'0"
Detached Garage	28'0"x24'0"
Patio	18'0"x9'6"
Balcony	8'0"x4'0"
Deck	14'6"x12'0"

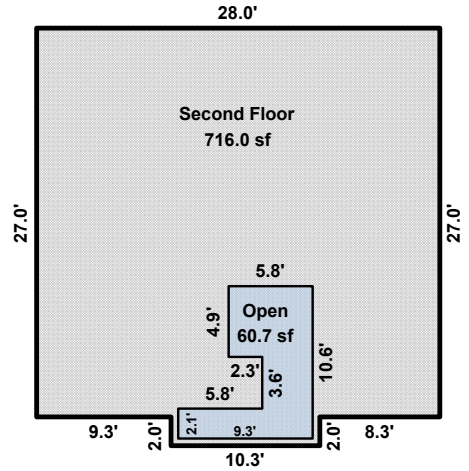
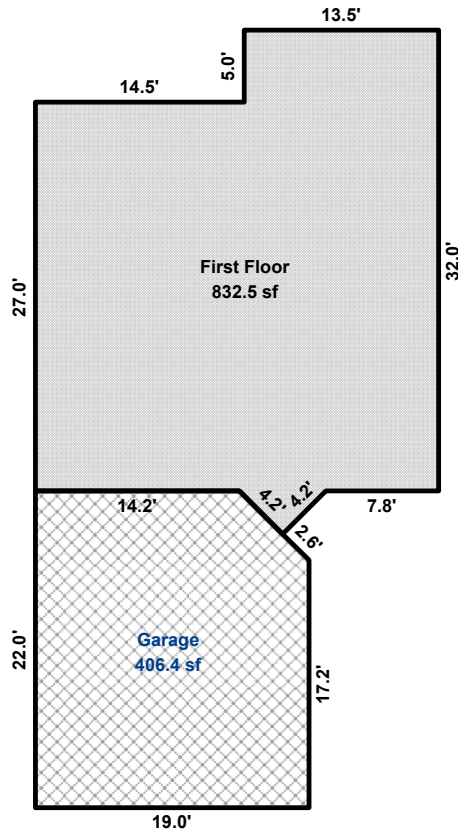
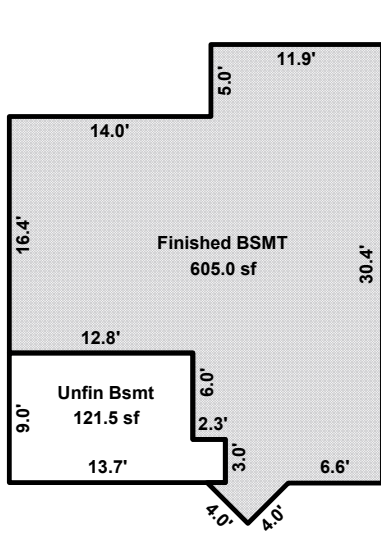
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Measured by Cory Moore / True Area

Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	832.5	122.5	832.5
GLA2	Second Floor	1.0	716.0	114.0	716.0
BSMT	Finished BSMT	1.0	605.0	117.6	605.0
	Unfin Bsmt	1.0	121.5	48.0	726.5
GAR	Garage	1.0	406.4	79.2	406.4
UND	Open	1.0	60.7	44.5	60.7

Net LIVABLE

(rounded)

1,549