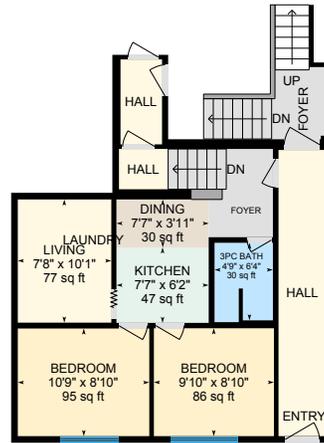


317 Buffalo St, Banff, AB

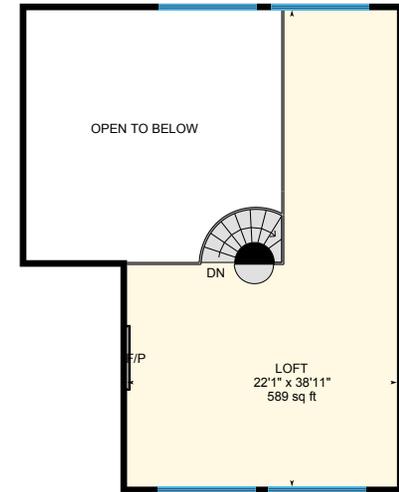
Main Building: Total Exterior Area Above Grade 3554.81 sq ft



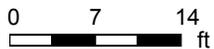
Main Floor
Exterior Area 1950.54 sq ft



1st Floor
Exterior Area 694.06 sq ft



Loft
Exterior Area 699.83 sq ft



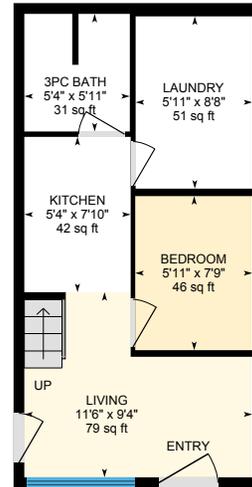
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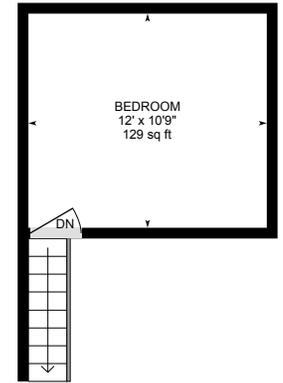
Main Building: Total Exterior Area Above Grade 3554.81 sq ft



Basement (Below Grade)
 Exterior Area 1661.31 sq ft



Suite
 Exterior Area 177.71 sq ft



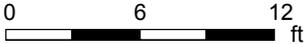
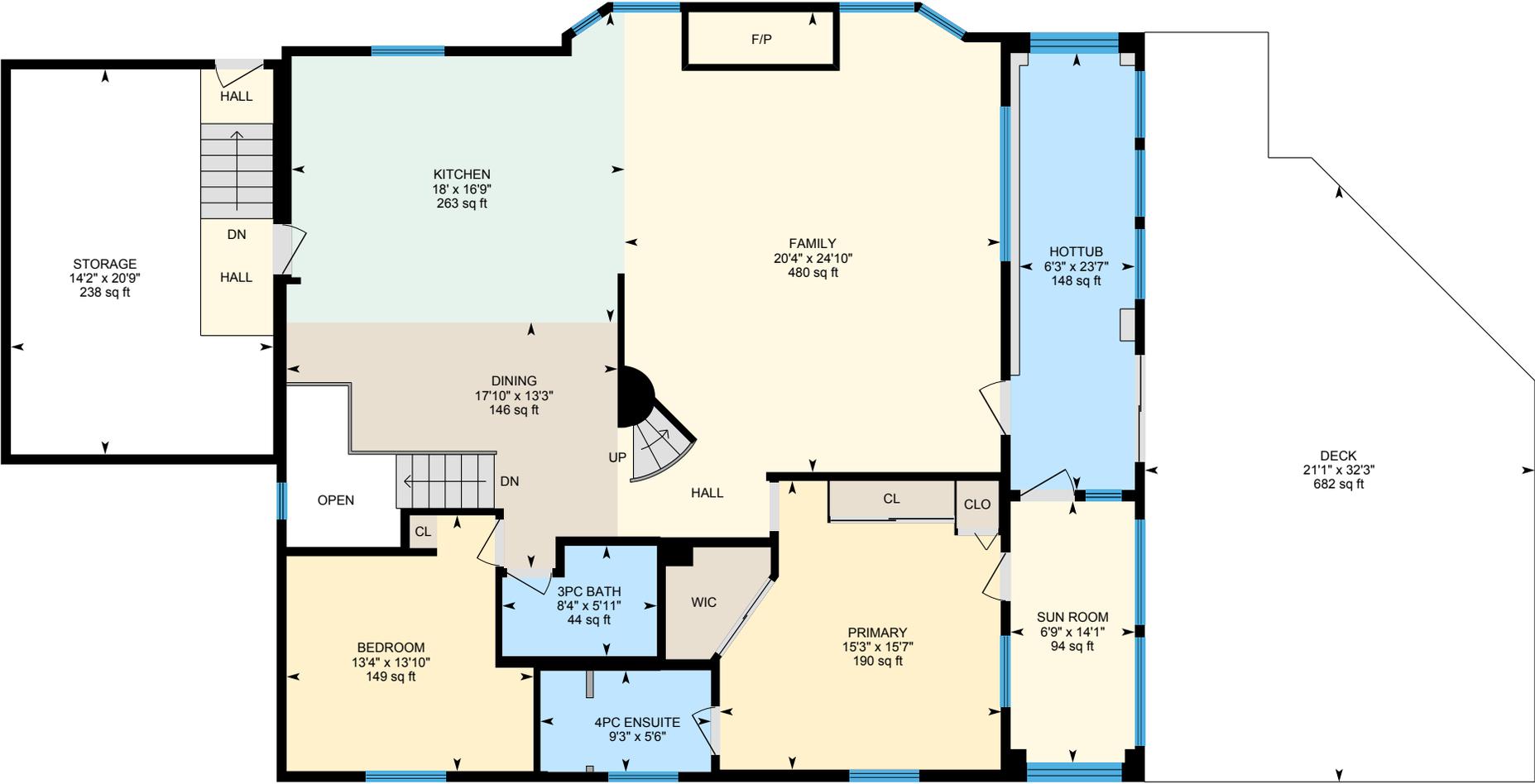
Suite - 2nd Floor
 Exterior Area 32.66 sq ft



PREPARED: 2024/04/13

317 Buffalo St, Banff, AB

Main Floor Exterior Area 1950.54 sq ft
Interior Area 1840.34 sq ft
Excluded Area 283.52 sq ft



PREPARED: 2024/04/13



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.

317 Buffalo St, Banff, AB

1st Floor Exterior Area 694.06 sq ft
Interior Area 645.52 sq ft



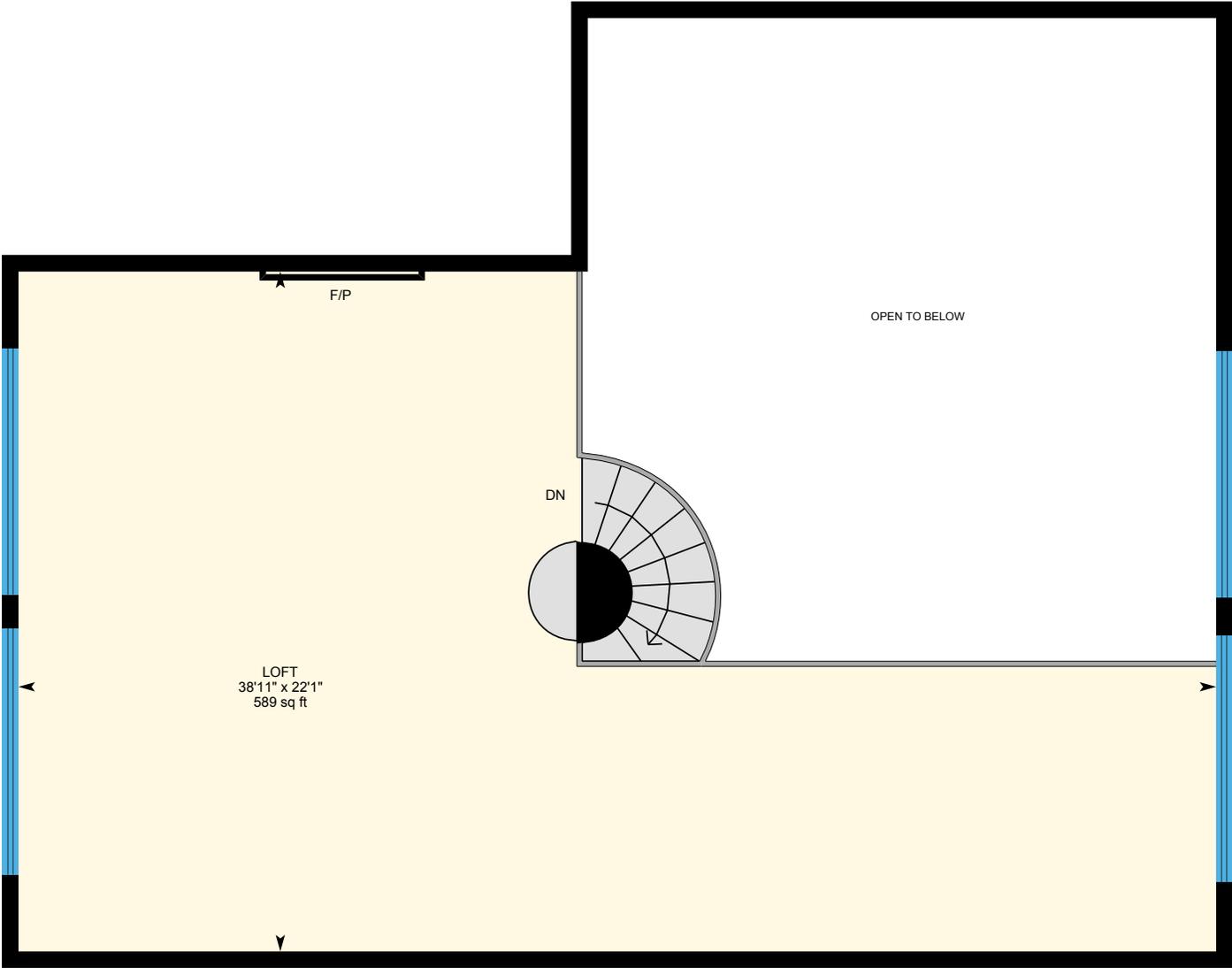
PREPARED: 2024/04/13



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.

317 Buffalo St, Banff, AB

Loft Exterior Area 699.83 sq ft
Interior Area 623.59 sq ft
Excluded Area 403.12 sq ft



0 3 6 ft

PREPARED: 2024/04/13



317 Buffalo St, Banff, AB

Basement (Below Grade) Exterior Area 1661.31 sq ft
Interior Area 1564.21 sq ft
Excluded Area 260.79 sq ft



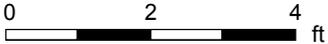
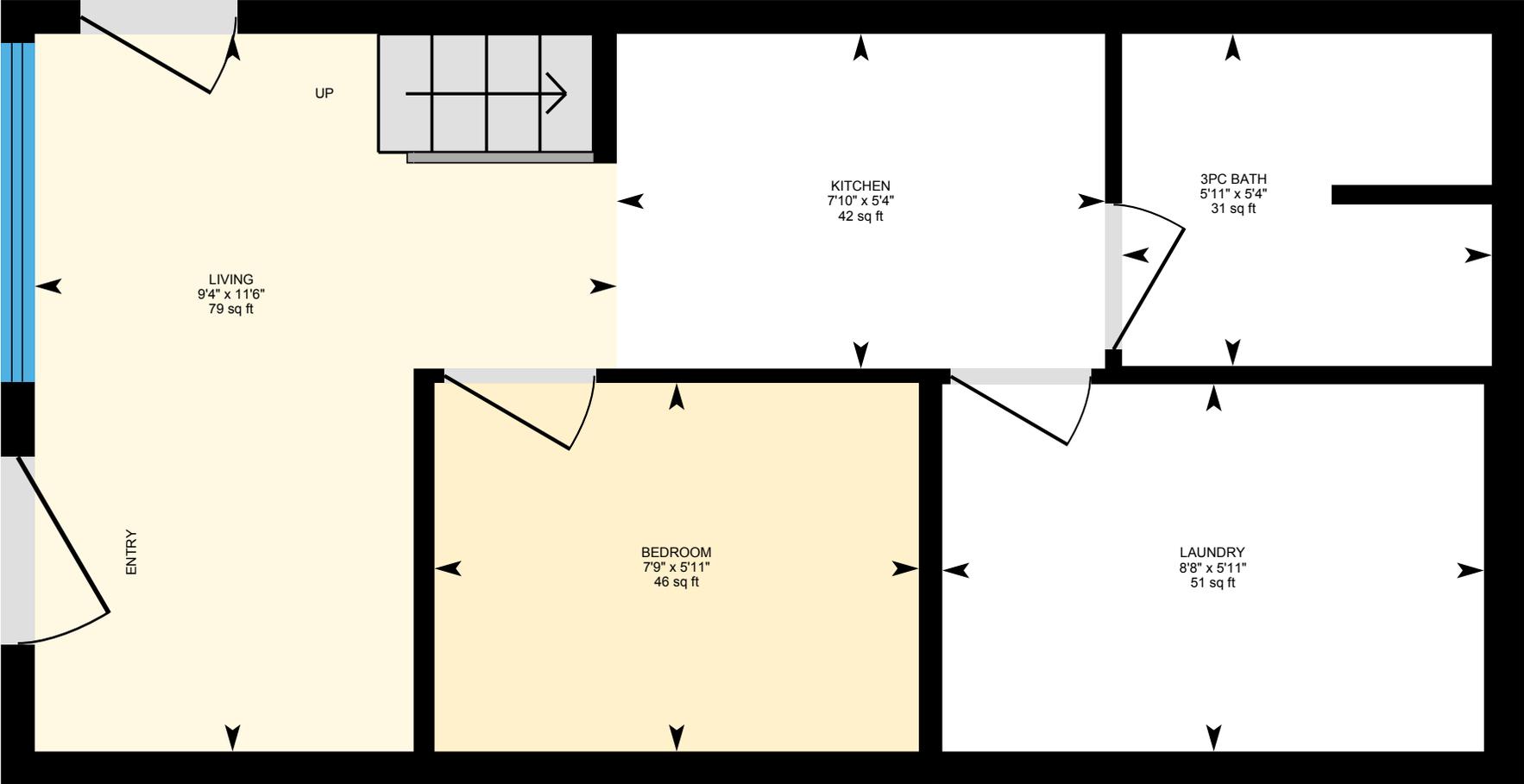
PREPARED: 2024/04/13



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.

317 Buffalo St, Banff, AB

Suite Exterior Area 177.71 sq ft
Interior Area 138.78 sq ft
Excluded Area 128.08 sq ft



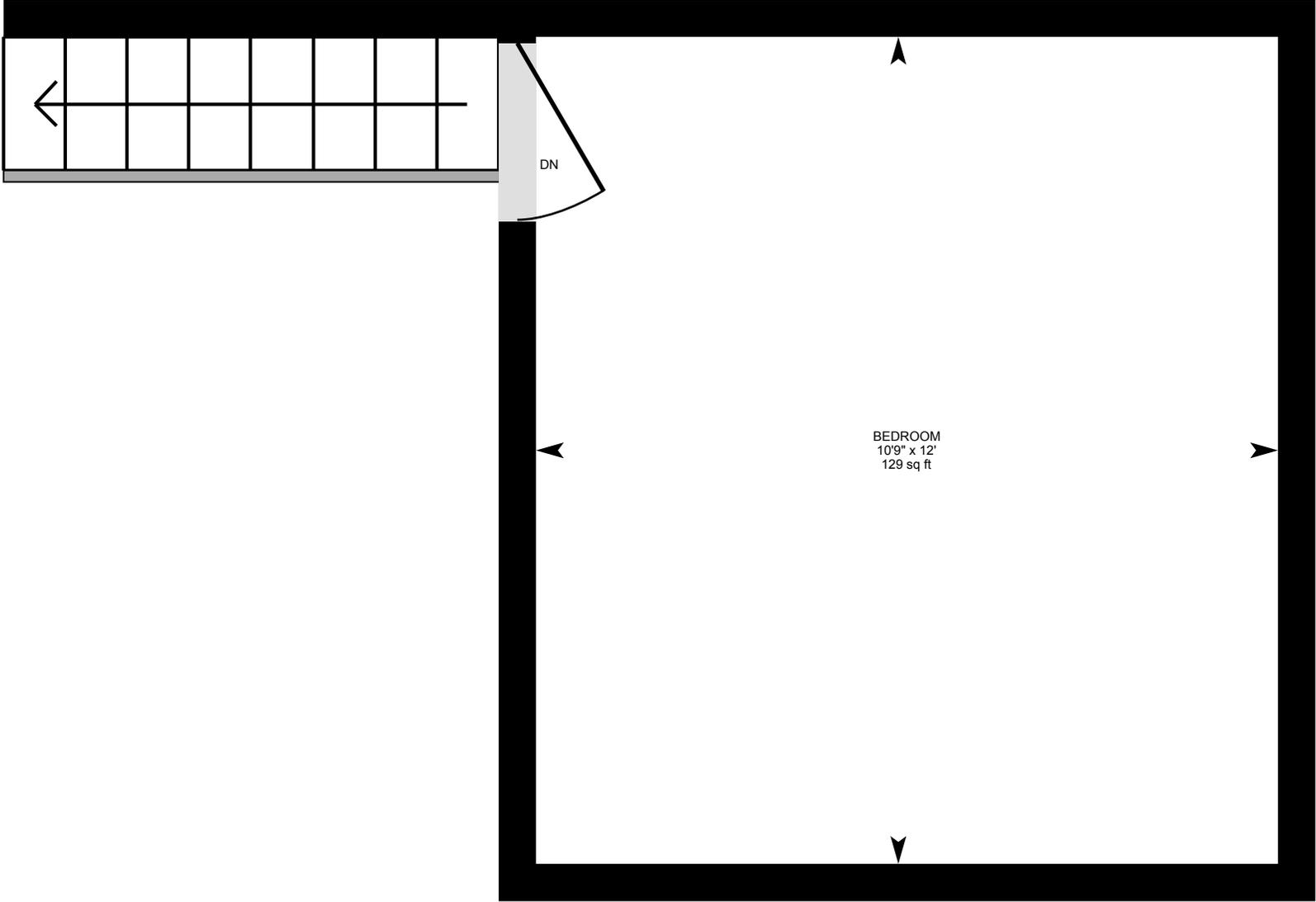
PREPARED: 2024/04/13



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.

317 Buffalo St, Banff, AB

Suite - 2nd Floor Exterior Area 32.66 sq ft
Excluded Area 144.25 sq ft



PREPARED: 2024/04/13



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.

317 Buffalo St, Banff, 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: 5'11" x 8'4" | 44 sq ft
4pc Ensuite: 5'6" x 9'3" | 50 sq ft
Bedroom: 13'10" x 13'4" | 149 sq ft
Deck: 32'3" x 21'1" | 682 sq ft
Dining: 13'3" x 17'10" | 146 sq ft
Family: 24'10" x 20'4" | 480 sq ft
Hottub: 23'7" x 6'3" | 148 sq ft
Kitchen: 16'9" x 18' | 263 sq ft
Primary: 15'7" x 15'3" | 190 sq ft
Storage: 20'9" x 14'2" | 238 sq ft
Sun Room: 14'1" x 6'9" | 94 sq ft

1ST FLOOR

3pc Bath: 4'9" x 6'4" | 30 sq ft
Bedroom: 9'10" x 8'10" | 86 sq ft
Bedroom: 10'9" x 8'10" | 95 sq ft
Dining: 7'7" x 3'11" | 30 sq ft
Kitchen: 7'7" x 6'2" | 47 sq ft
Living: 7'8" x 10'1" | 77 sq ft

LOFT

Loft: 22'1" x 38'11" | 589 sq ft

BASEMENT

2pc Bath: 6'6" x 4'4" | 28 sq ft
3pc Bath: 6'8" x 9'3" | 47 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: 1840.34 sq ft
Excluded Area: 283.52 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1950.54 sq ft

1ST FLOOR

Interior Area: 645.52 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 694.06 sq ft

LOFT

Interior Area: 623.59 sq ft
Excluded Area: 403.12 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 699.83 sq ft

BASEMENT (Below Grade)

Interior Area: 1564.21 sq ft
Excluded Area: 260.79 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1661.31 sq ft

317 Buffalo St, Banff, AB

Property Details

Room Measurements

Bar: 14'1" x 6'11" | 95 sq ft
Bedroom: 12'1" x 12'2" | 148 sq ft
Bedroom: 12'2" x 11'4" | 121 sq ft
Bedroom: 12'2" x 14'3" | 134 sq ft
Cold Room: 38'3" x 6'10" | 257 sq ft
Rec Room: 27'3" x 18'10" | 473 sq ft
Storage: 14'1" x 9'11" | 90 sq ft
Utility: 9'1" x 13' | 89 sq ft

SUITE

3pc Bath: 5'4" x 5'11" | 31 sq ft
Bedroom: 5'11" x 7'9" | 46 sq ft
Kitchen: 5'4" x 7'10" | 42 sq ft
Laundry: 5'11" x 8'8" | 51 sq ft
Living: 11'6" x 9'4" | 79 sq ft

SUITE - 2ND FLOOR

Bedroom: 12' x 10'9" | 129 sq ft

Floor Area Information

SUITE

Interior Area: 138.78 sq ft
Excluded Area: 128.08 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 177.71 sq ft

SUITE - 2ND FLOOR

Excluded Area: 144.25 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 32.66 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 3248.23 sq ft
Excluded Area: 958.97 sq ft
Exterior Area: 3554.81 sq ft

317 Buffalo St, Banff, AB

Property Details

Customer Name: Dean Cooper & Luke Holland

Customer Company: Royal LePage Solutions Realty

Prepared: Apr 13, 2024

Customer Company: Royal LePage Solutions - Dean Cooper and Luke Holland

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties, duplex properties and townhomes and Interior Area for properties with common walls aka apartment properties.

The newly required schematics from CREB, as well as supplement measurement sheet are part of your PDF Floorplan download. RMS reports, plans or data provided may not be altered in any way or used for any property other than that listed in the title of the report and doing so may be punishable by law. RMS reports provided by iGuide, Planitar and Canmore HD Photography are considered legal documents.

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This property was measured by Canmore HD Photography.

Property measured: April 12 2024

RMS / Photography provided by Canmore HD Photography.

www.CanmoreHD.com

317 Buffalo St, Banff, AB

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. 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.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

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.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

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

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

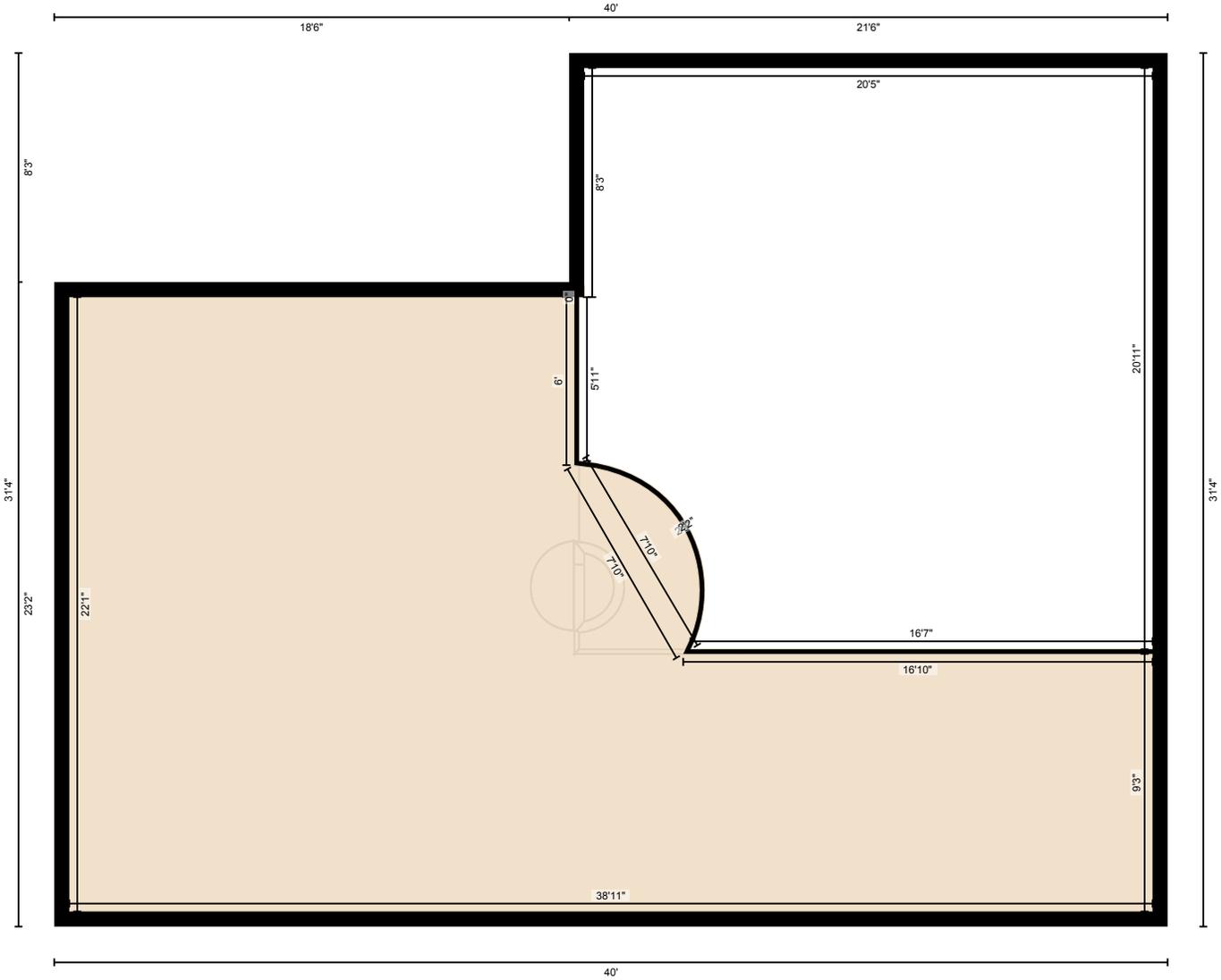
More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

317 Buffalo St, Banff, AB

Measurement Diagram for: Loft
Exterior Wall Thickness: 6.5 in

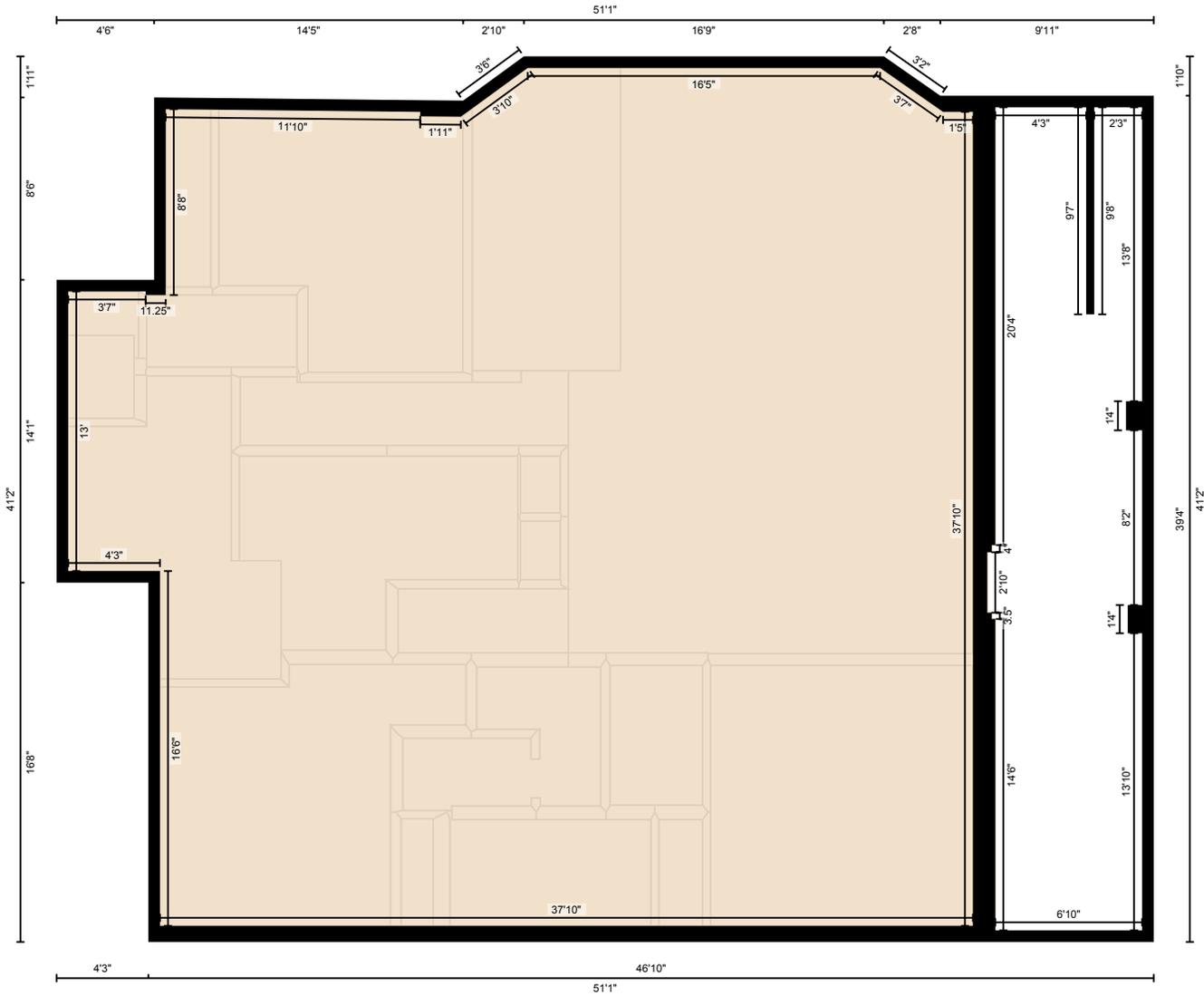


PREPARED: 2024/04/13

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.

317 Buffalo St, Banff, AB

Measurement Diagram for: Basement
Exterior Wall Thickness: 6.5 in

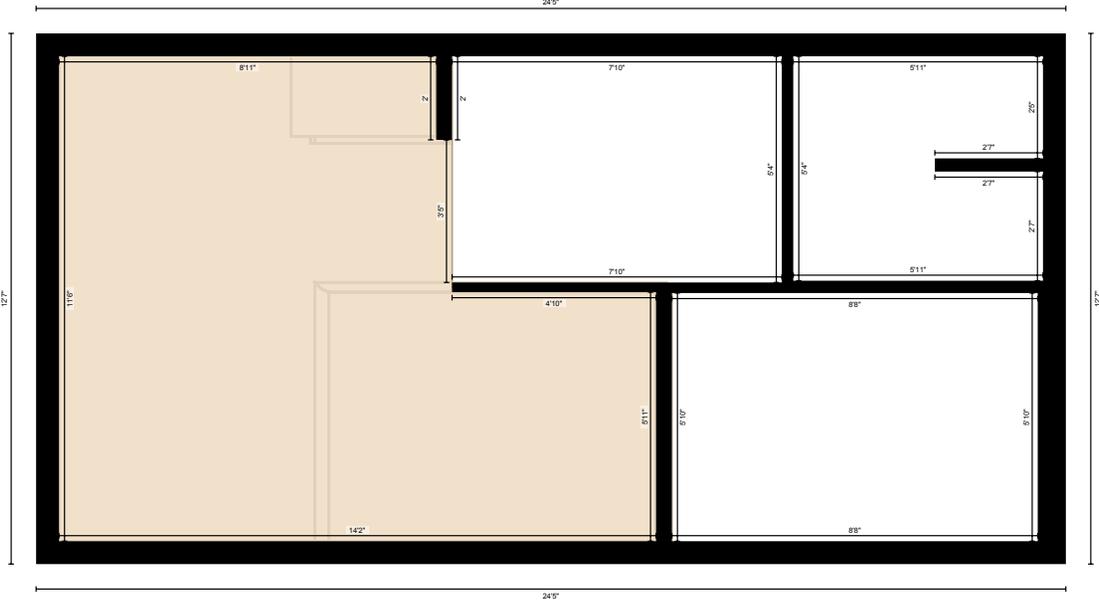


PREPARED: 2024/04/13

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.

317 Buffalo St, Banff, AB

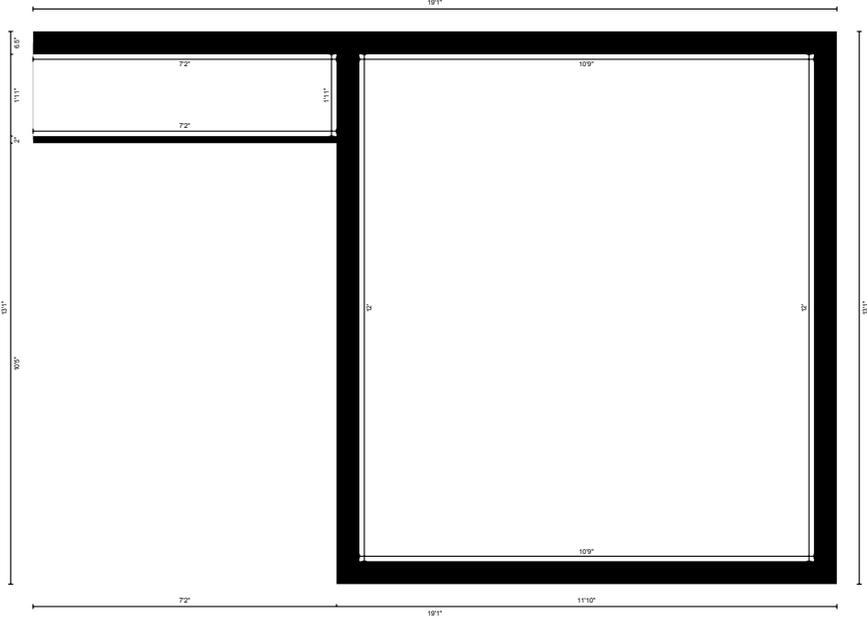
Measurement Diagram for: Suite
Exterior Wall Thickness: 6.5 in



PREPARED: 2024/04/13

317 Buffalo St, Banff, AB

Measurement Diagram for: Suite - 2nd Floor
Exterior Wall Thickness: 6.5 in



PREPARED: 2024/04/13