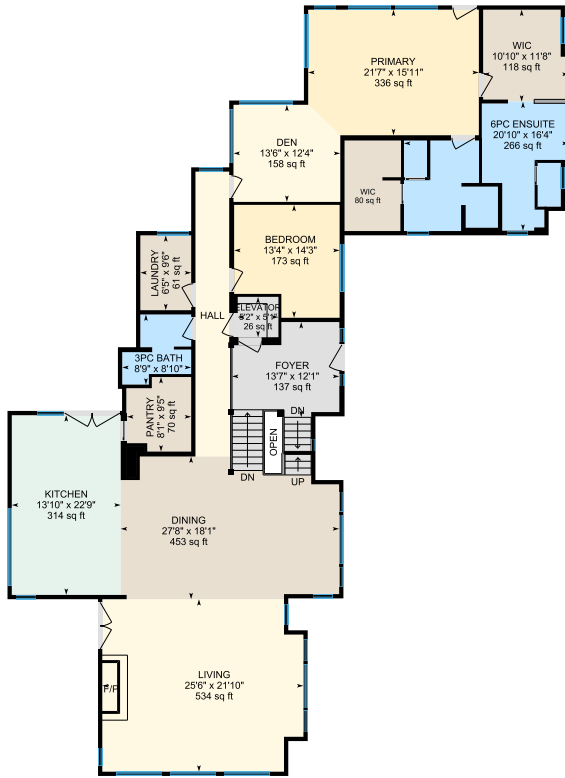
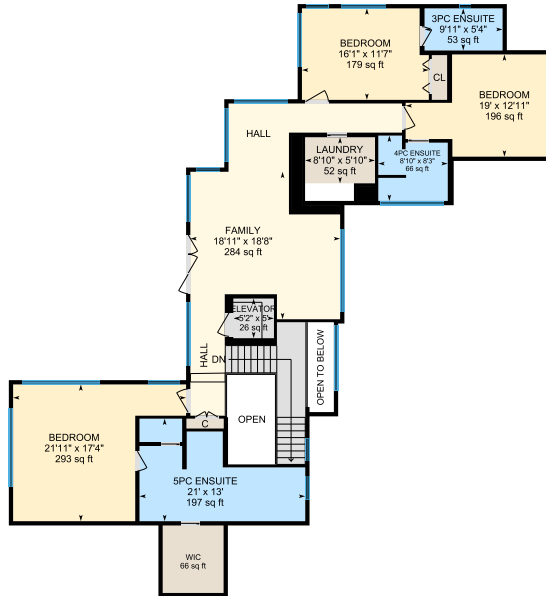


# 147 Cairns Landing, Canmore, AB

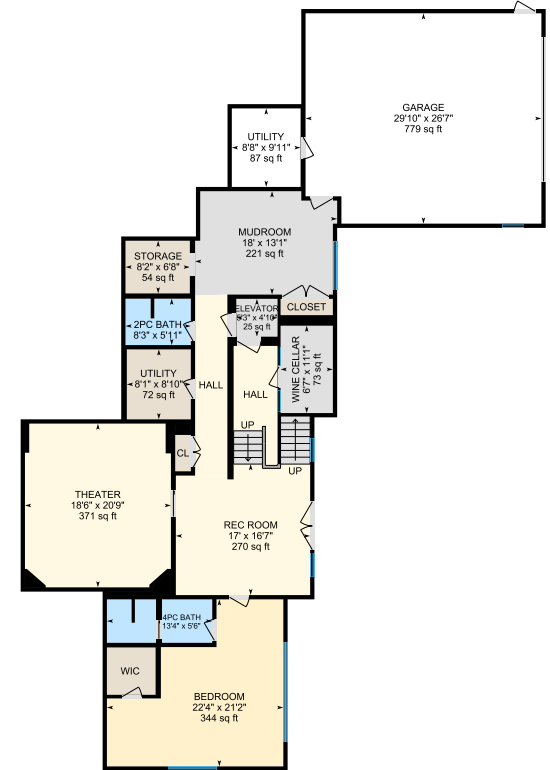
Main Building: Total Exterior Area Above Grade 5305.85 sq ft



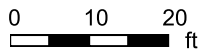
**Main Floor**  
Exterior Area 3314.86 sq ft



**2nd Floor**  
Exterior Area 1990.99 sq ft



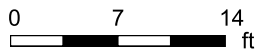
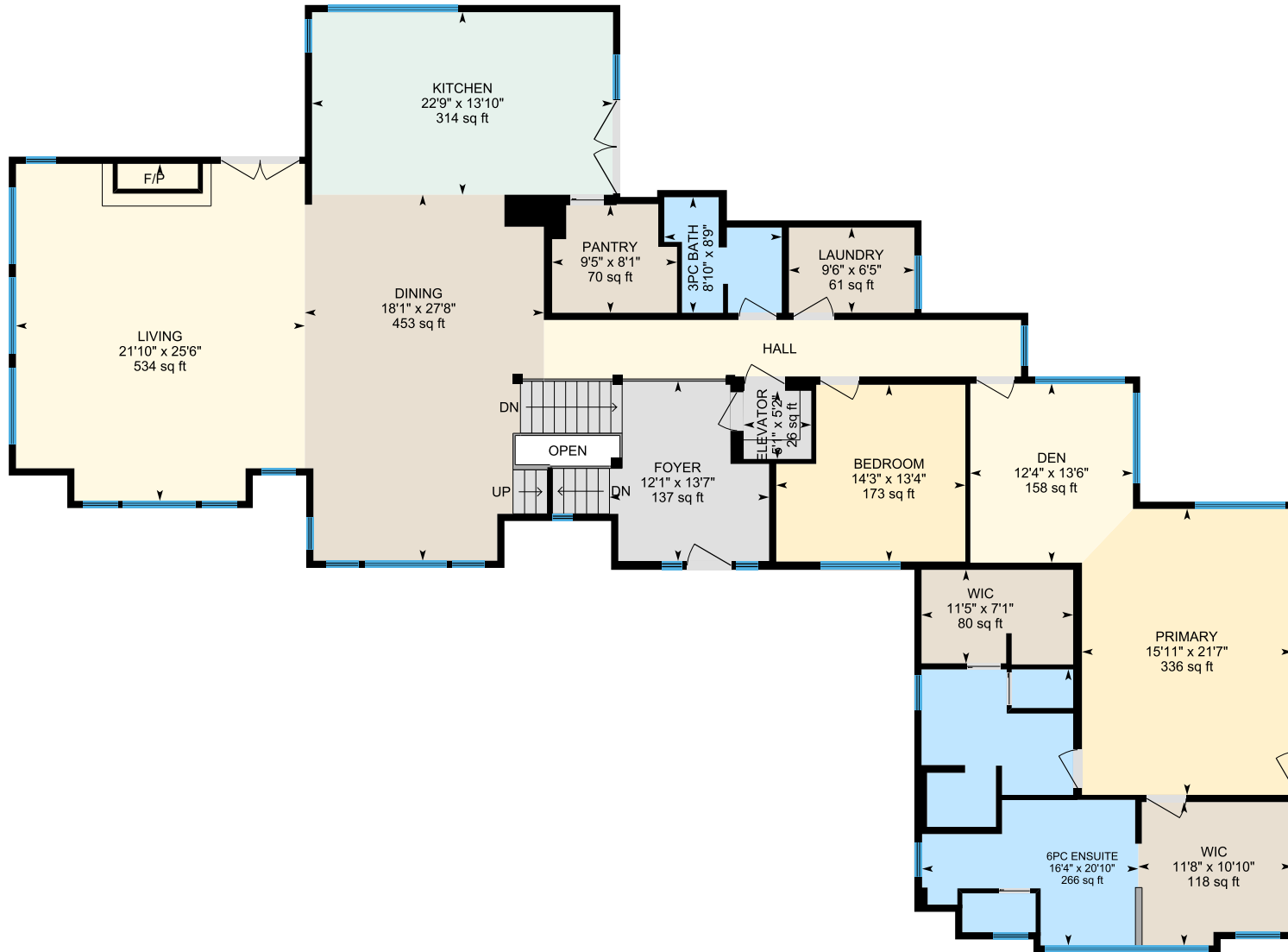
**Basement (Below Grade)**  
Exterior Area 2100.35 sq ft



PREPARED: 2024/01/06

# 147 Cairns Landing, Canmore, AB

Main Floor Exterior Area 3314.86 sq ft  
Interior Area 3125.87 sq ft  
Excluded Area 18.03 sq ft



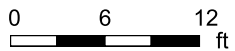
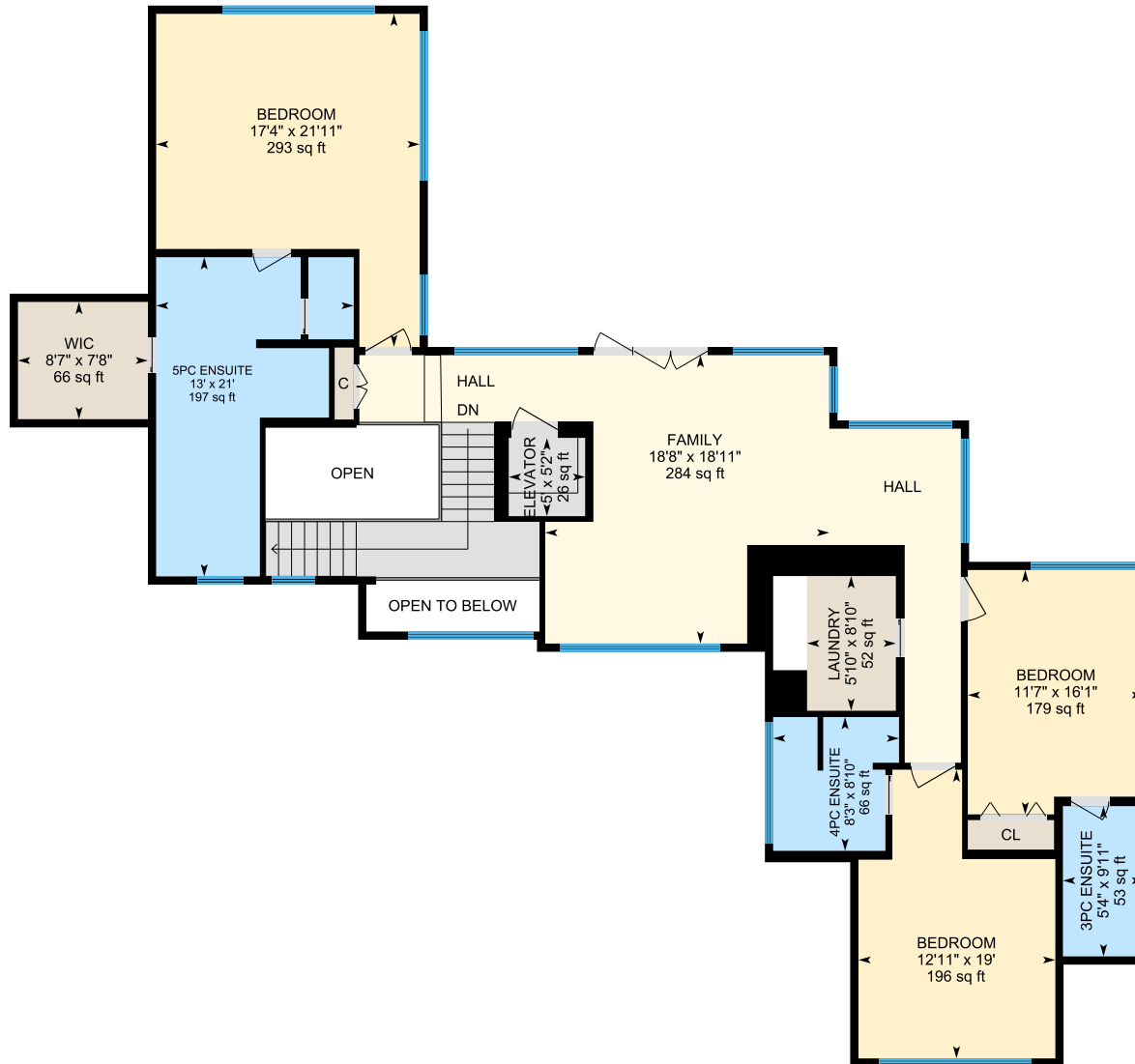
PREPARED: 2024/01/06



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.

# 147 Cairns Landing, Canmore, AB

**2nd Floor** Exterior Area 1990.99 sq ft  
Interior Area 1835.36 sq ft  
Excluded Area 121.39 sq ft

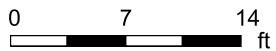


PREPARED: 2024/01/06



# 147 Cairns Landing, Canmore, AB

**Basement (Below Grade)** Exterior Area 2100.35 sq ft  
Interior Area 1965.35 sq ft  
Excluded Area 917.37 sq ft



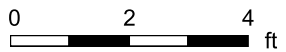
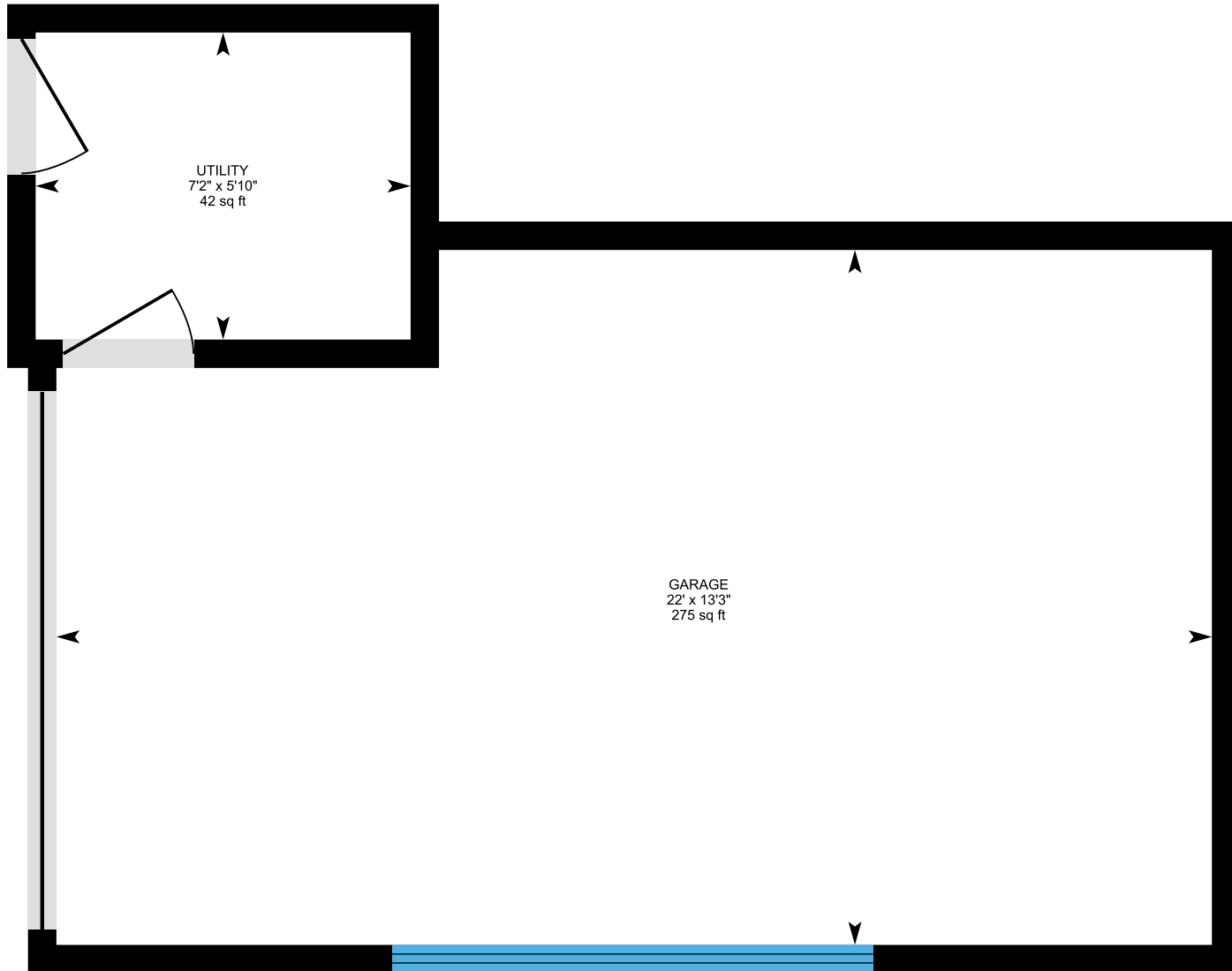
PREPARED: 2024/01/06



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.

# 147 Cairns Landing, Canmore, AB

Secondary Detached Garage Excluded Area 366.62 sq ft

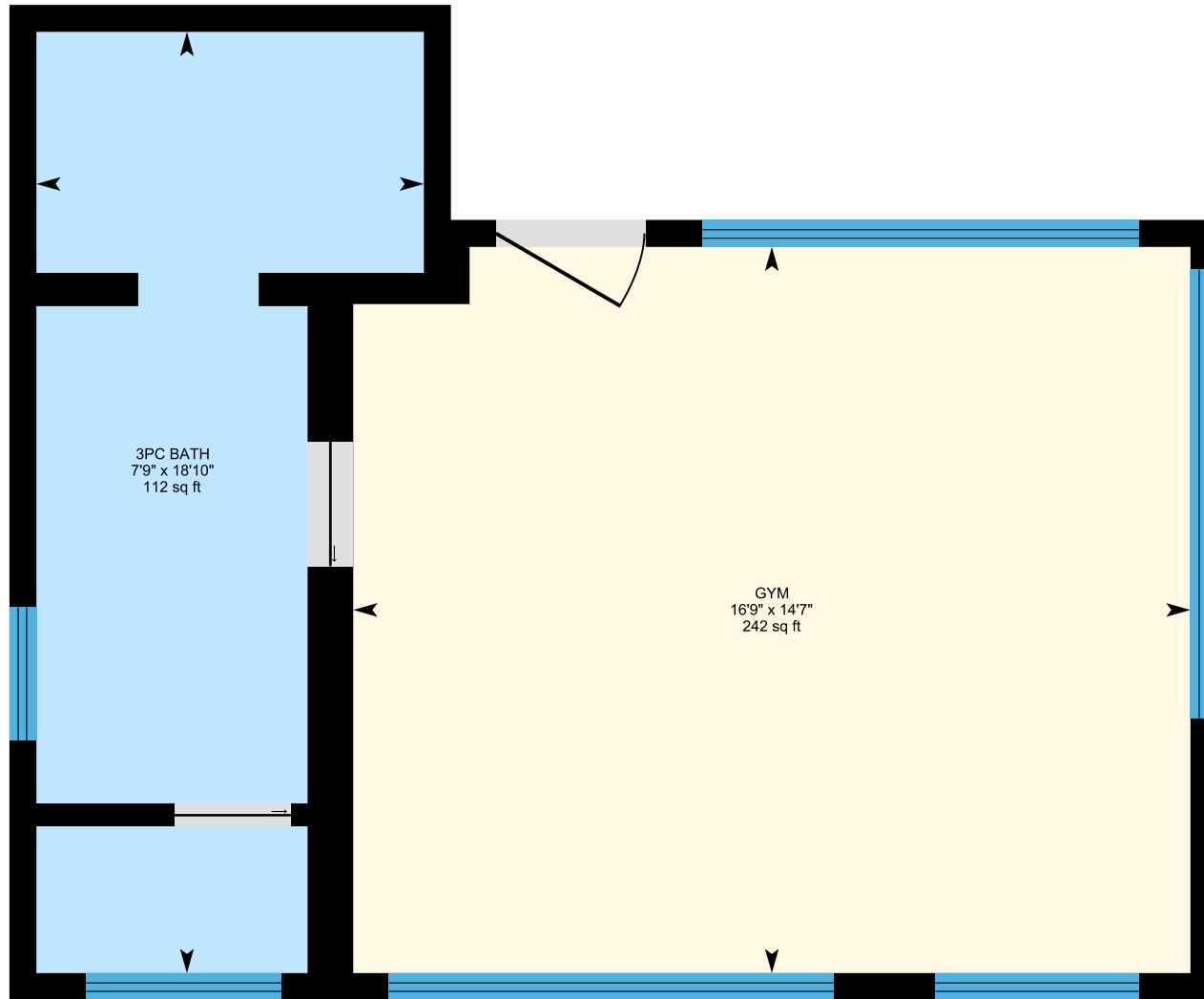


PREPARED: 2024/01/06



# 147 Cairns Landing, Canmore, AB

Detached Fitness Area Exterior Area 417.36 sq ft  
Interior Area 370.70 sq ft



0 2 4 ft

PREPARED: 2024/01/06



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.

# 147 Cairns Landing, Canmore, 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: 8'9" x 8'10" | 58 sq ft  
6pc Ensuite: 20'10" x 16'4" | 266 sq ft  
Bedroom: 13'4" x 14'3" | 173 sq ft  
Den: 13'6" x 12'4" | 158 sq ft  
Dining: 27'8" x 18'1" | 453 sq ft  
Elevator: 5'2" x 5'1" | 26 sq ft  
Foyer: 13'7" x 12'1" | 137 sq ft  
Kitchen: 13'10" x 22'9" | 314 sq ft  
Laundry: 6'5" x 9'6" | 61 sq ft  
Living: 25'6" x 21'10" | 534 sq ft  
Pantry: 8'1" x 9'5" | 70 sq ft  
Primary: 21'7" x 15'11" | 336 sq ft  
Wic: 7'1" x 11'5" | 80 sq ft  
Wic: 10'10" x 11'8" | 118 sq ft

##### 2ND FLOOR

3pc Ensuite: 9'11" x 5'4" | 53 sq ft  
4pc Ensuite: 8'10" x 8'3" | 66 sq ft  
5pc Ensuite: 21' x 13' | 197 sq ft  
Bedroom: 19' x 12'11" | 196 sq ft  
Bedroom: 16'1" x 11'7" | 179 sq ft  
Bedroom: 21'11" x 17'4" | 293 sq ft  
Elevator: 5'2" x 5' | 26 sq ft  
Family: 18'11" x 18'8" | 284 sq ft  
Laundry: 8'10" x 5'10" | 52 sq ft  
Wic: 7'8" x 8'7" | 66 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: 3125.87 sq ft  
Excluded Area: 18.03 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 3314.86 sq ft

##### 2ND FLOOR

Interior Area: 1835.36 sq ft  
Excluded Area: 121.39 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1990.99 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1965.35 sq ft  
Excluded Area: 917.37 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 2100.35 sq ft

#### Secondary Detached Garage

##### SECONDARY DETACHED GARAGE

All space is excluded

# 147 Cairns Landing, Canmore, AB

## Property Details

### Room Measurements

#### BASEMENT

2pc Bath: 8'3" x 5'11" | 47 sq ft  
4pc Bath: 13'4" x 5'6" | 72 sq ft  
Bedroom: 22'4" x 21'2" | 344 sq ft  
Elevator: 5'3" x 4'10" | 25 sq ft  
Garage: 29'10" x 26'7" | 779 sq ft  
Mudroom: 18' x 13'1" | 221 sq ft  
Rec Room: 17' x 16'7" | 270 sq ft  
Storage: 8'2" x 6'8" | 54 sq ft  
Theater: 18'6" x 20'9" | 371 sq ft  
Utility: 8'8" x 9'11" | 87 sq ft  
Utility: 8'1" x 8'10" | 72 sq ft  
Wine Cellar: 6'7" x 11'1" | 73 sq ft

#### Secondary Detached Garage

##### SECONDARY DETACHED GARAGE

Garage: 13'3" x 22' | 275 sq ft  
Utility: 5'10" x 7'2" | 42 sq ft

#### Detached Fitness Area

##### DETACHED FITNESS AREA

3pc Bath: 7'9" x 18'10" | 112 sq ft  
Gym: 16'9" x 14'7" | 242 sq ft

### Floor Area Information

#### Detached Fitness Area

##### DETACHED FITNESS AREA

Interior Area: 370.70 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 417.36 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 4961.22 sq ft  
Excluded Area: 139.42 sq ft  
Exterior Area: 5305.85 sq ft

#### Total Above Grade Floor Area, Secondary Detached Garage

Excluded Area: 366.62 sq ft

#### Total Above Grade Floor Area, Detached Fitness Area

Interior Area: 370.70 sq ft  
Exterior Area: 417.36 sq ft



# 147 Cairns Landing, Canmore, AB

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## Property Details

Customer Name: Devin Stephens

Customer Company: Maxwell Capital Realty

Prepared: Jan 6, 2024

Customer Company: Maxwell Capital Realty - Devin Stephens

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: Dec 5 2024

RMS / Photography provided by Canmore HD Photography.

[www.CanmoreHD.com](http://www.CanmoreHD.com)

# 147 Cairns Landing, Canmore, 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 2017:** 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

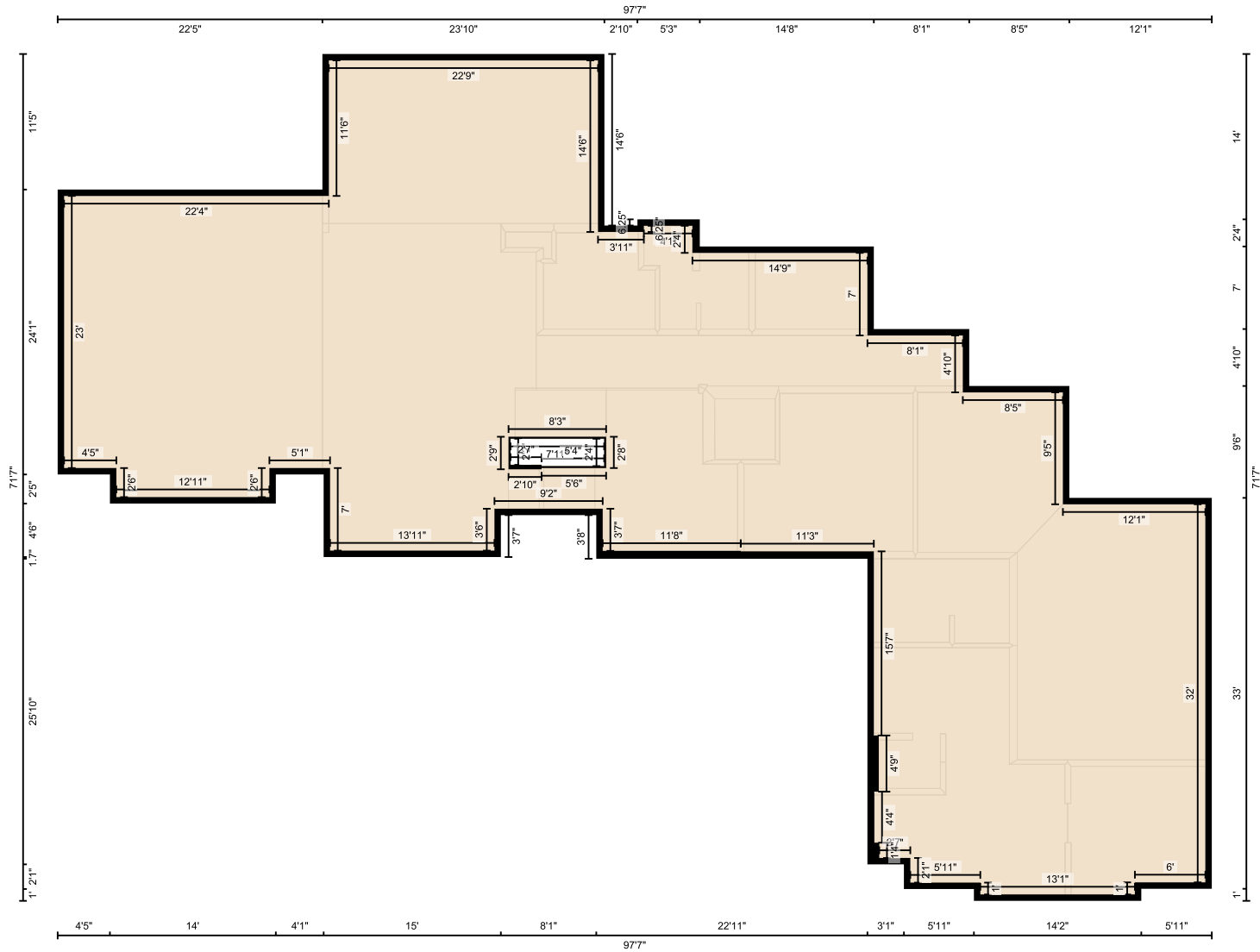
**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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

# 147 Cairns Landing, Canmore, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

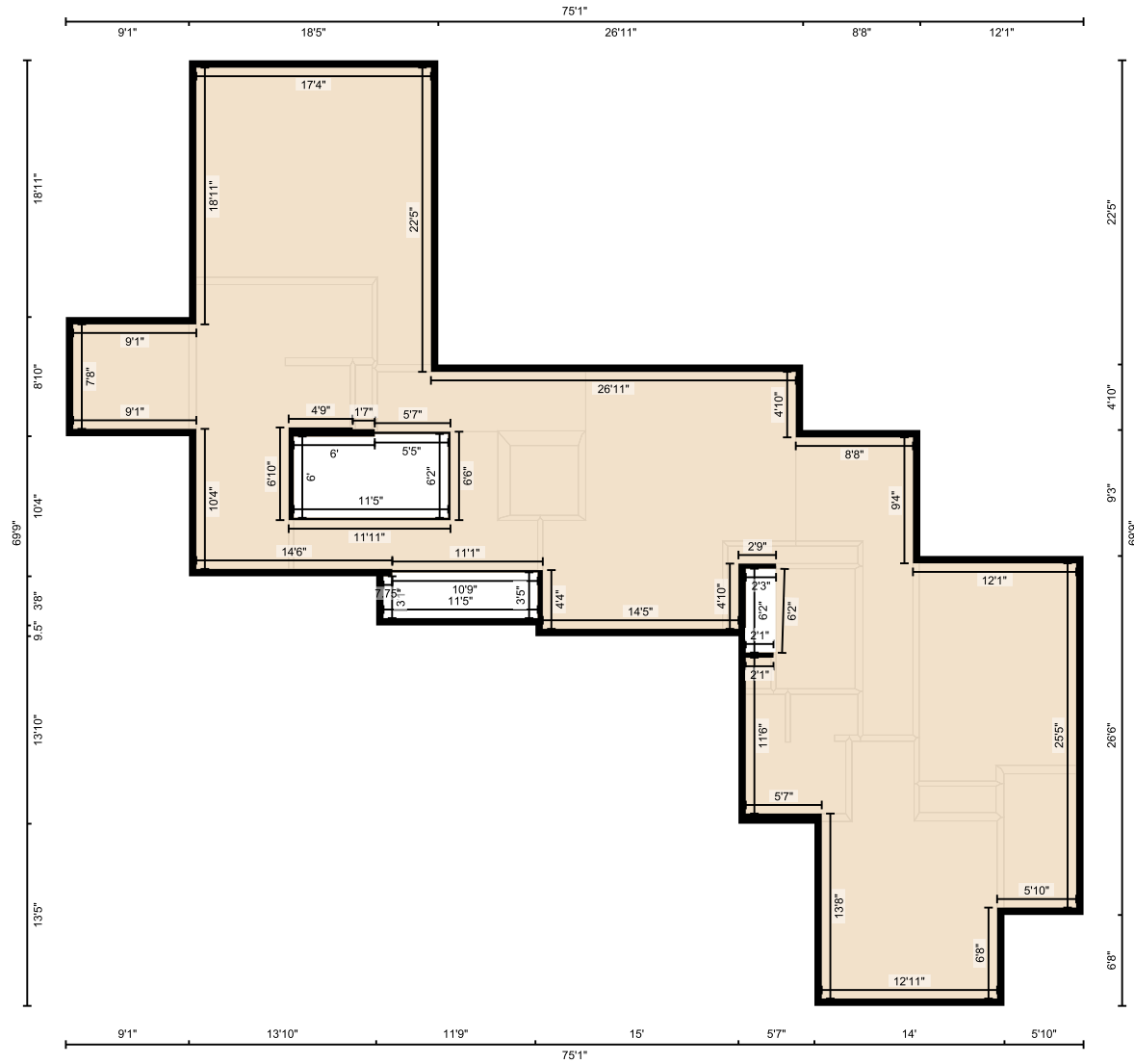


PREPARED: 2024/01/06

# 147 Cairns Landing, Canmore, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in

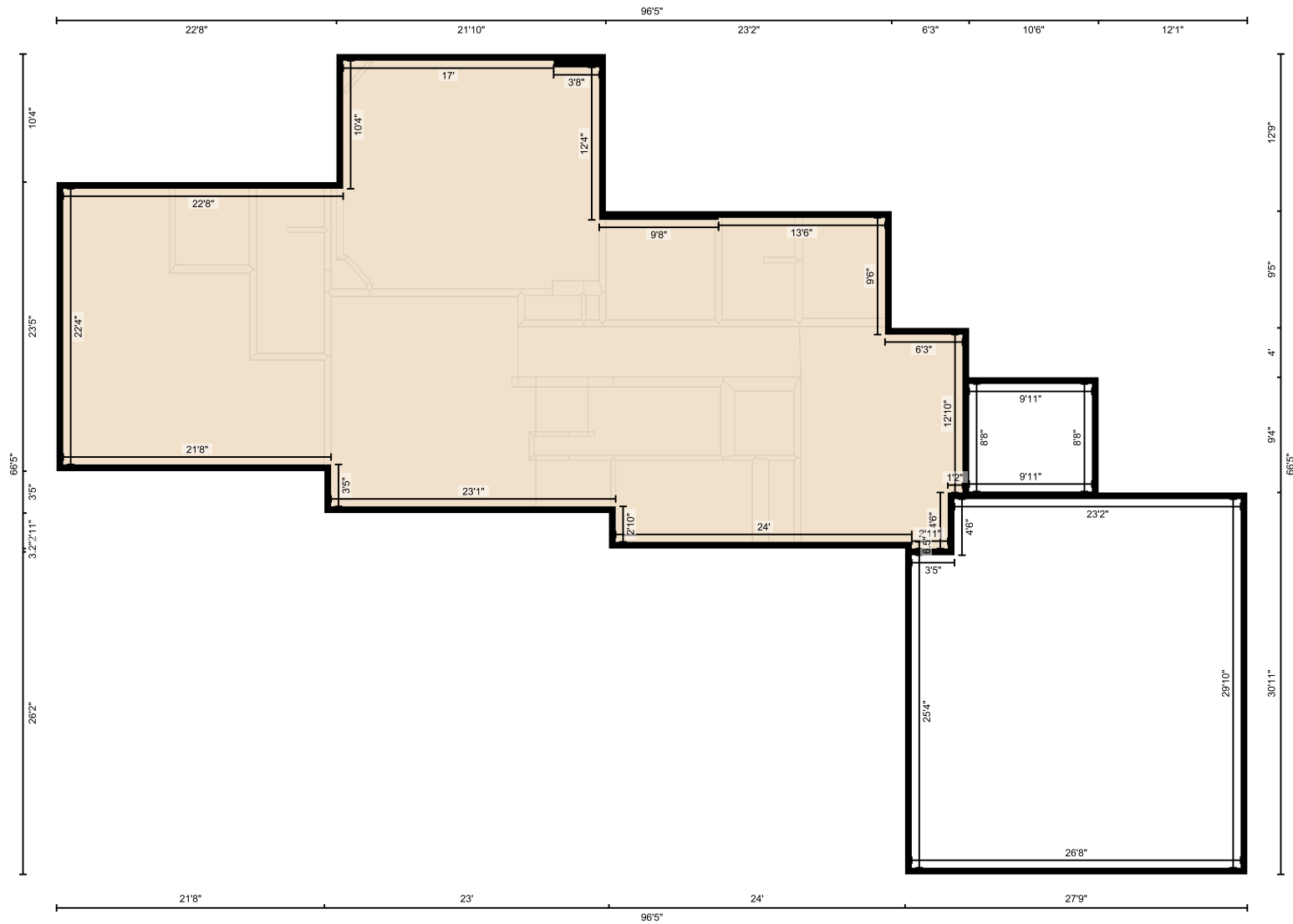


PREPARED: 2024/01/06

# 147 Cairns Landing, Canmore, AB

Measurement Diagram for: Basement

Exterior Wall Thickness: 6.5 in

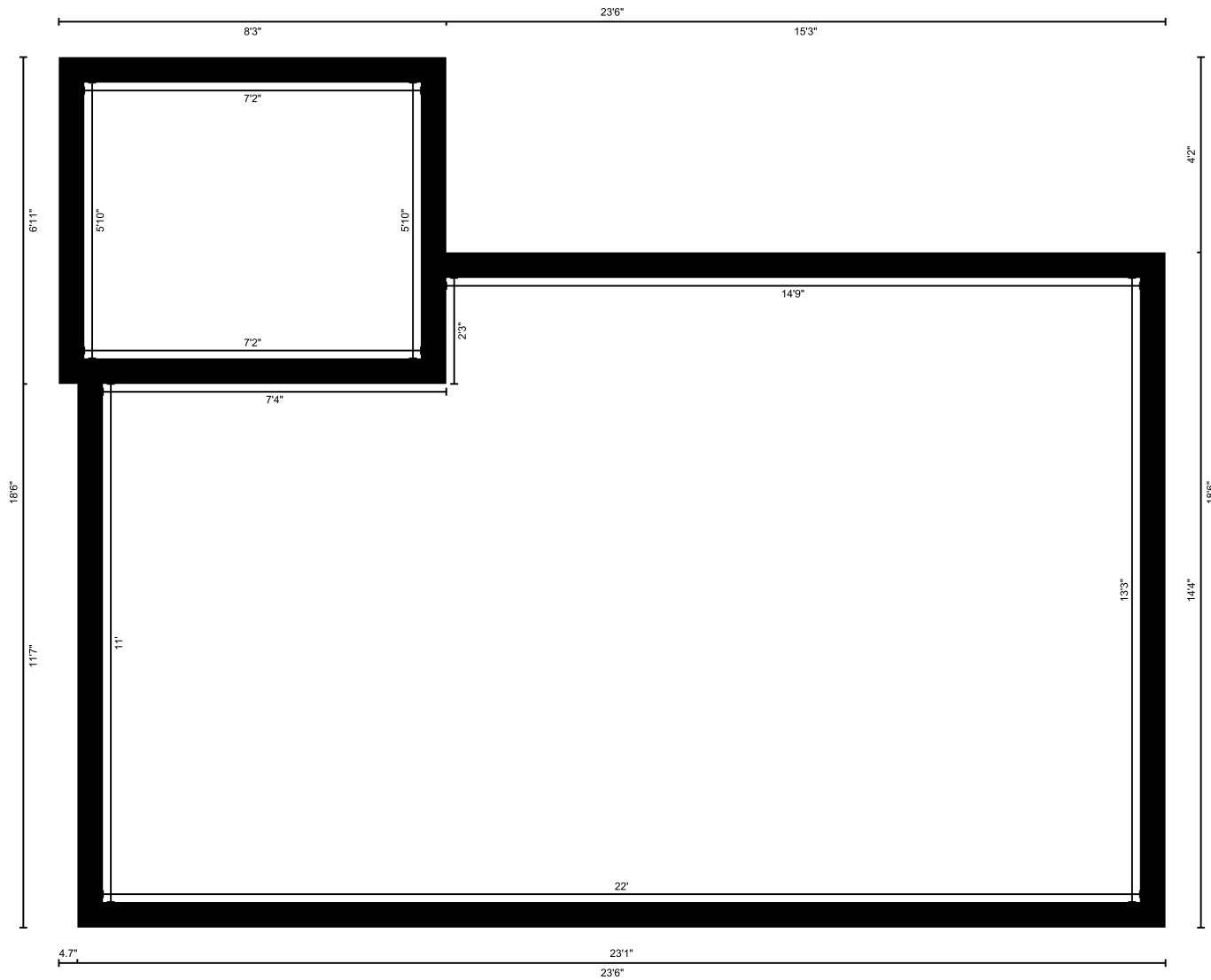


PREPARED: 2024/01/06

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.

# 147 Cairns Landing, Canmore, AB

Measurement Diagram for: Secondary Detached Garage  
Exterior Wall Thickness: 6.5 in

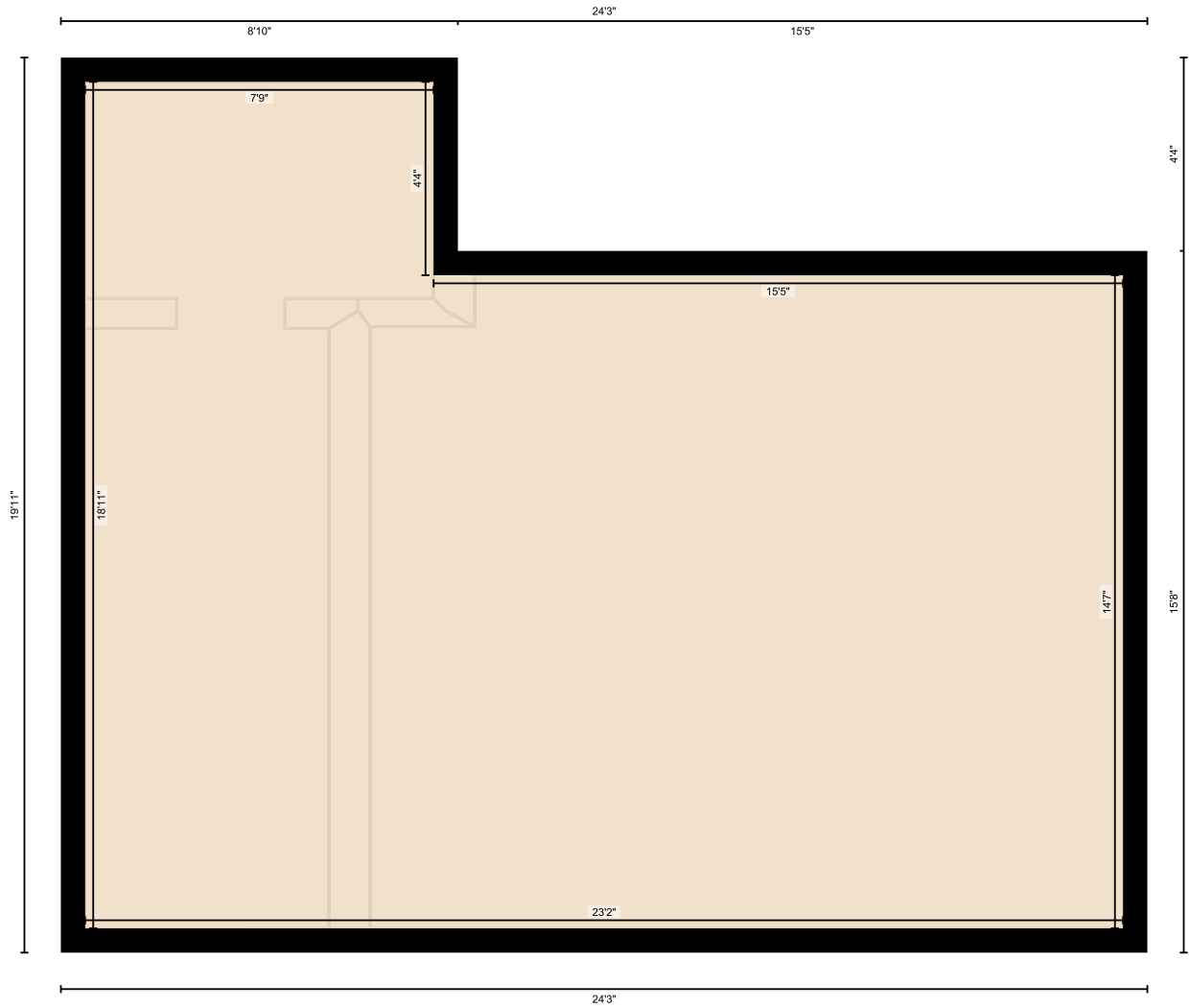


PREPARED: 2024/01/06

# 147 Cairns Landing, Canmore, AB

Measurement Diagram for: Detached Fitness Area

Exterior Wall Thickness: 6.5 in



PREPARED: 2024/01/06