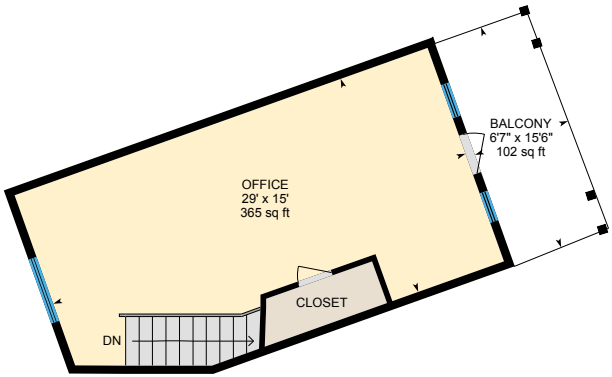


216 Bow River Dr, Harvie Heights, AB

Main Building: Total Exterior Area Above Grade 2532.09 sq ft



Main Floor
Exterior Area 1347.28 sq ft



2nd Floor
Exterior Area 469.71 sq ft



0 5 10
ft

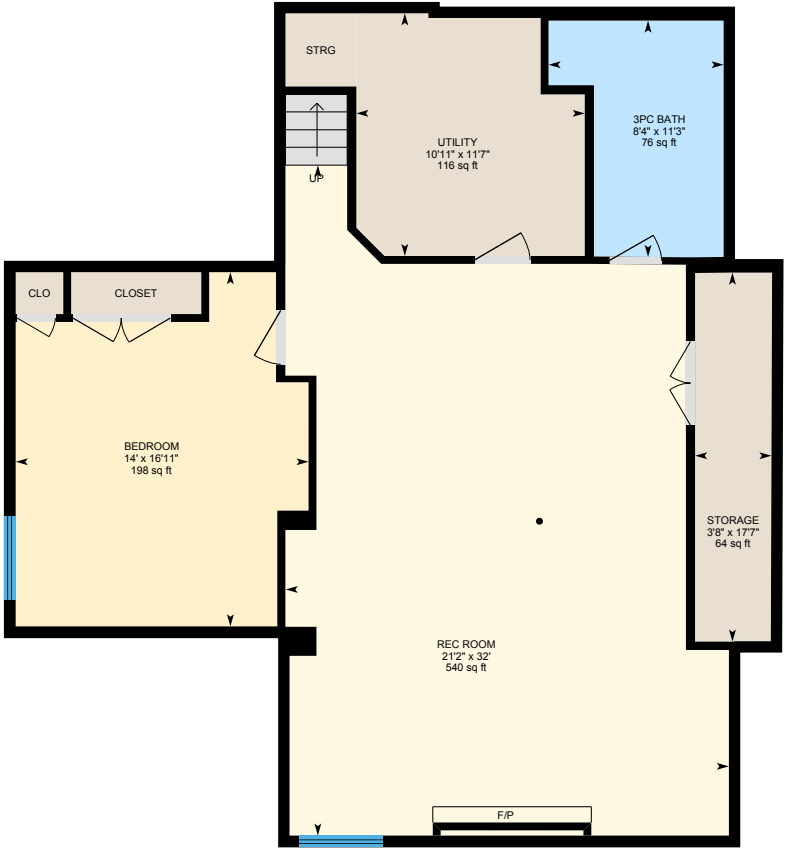
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216 Bow River Dr, Harvie Heights, AB

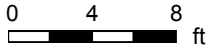
Main Building: Total Exterior Area Above Grade 2532.09 sq ft



Studio
Exterior Area 715.09 sq ft

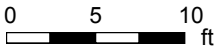


Basement (Below Grade)
Exterior Area 1156.88 sq ft



216 Bow River Dr, Harvie Heights, AB

Main Floor Exterior Area 1347.28 sq ft
Interior Area 1255.30 sq ft
Excluded Area 485.94 sq ft



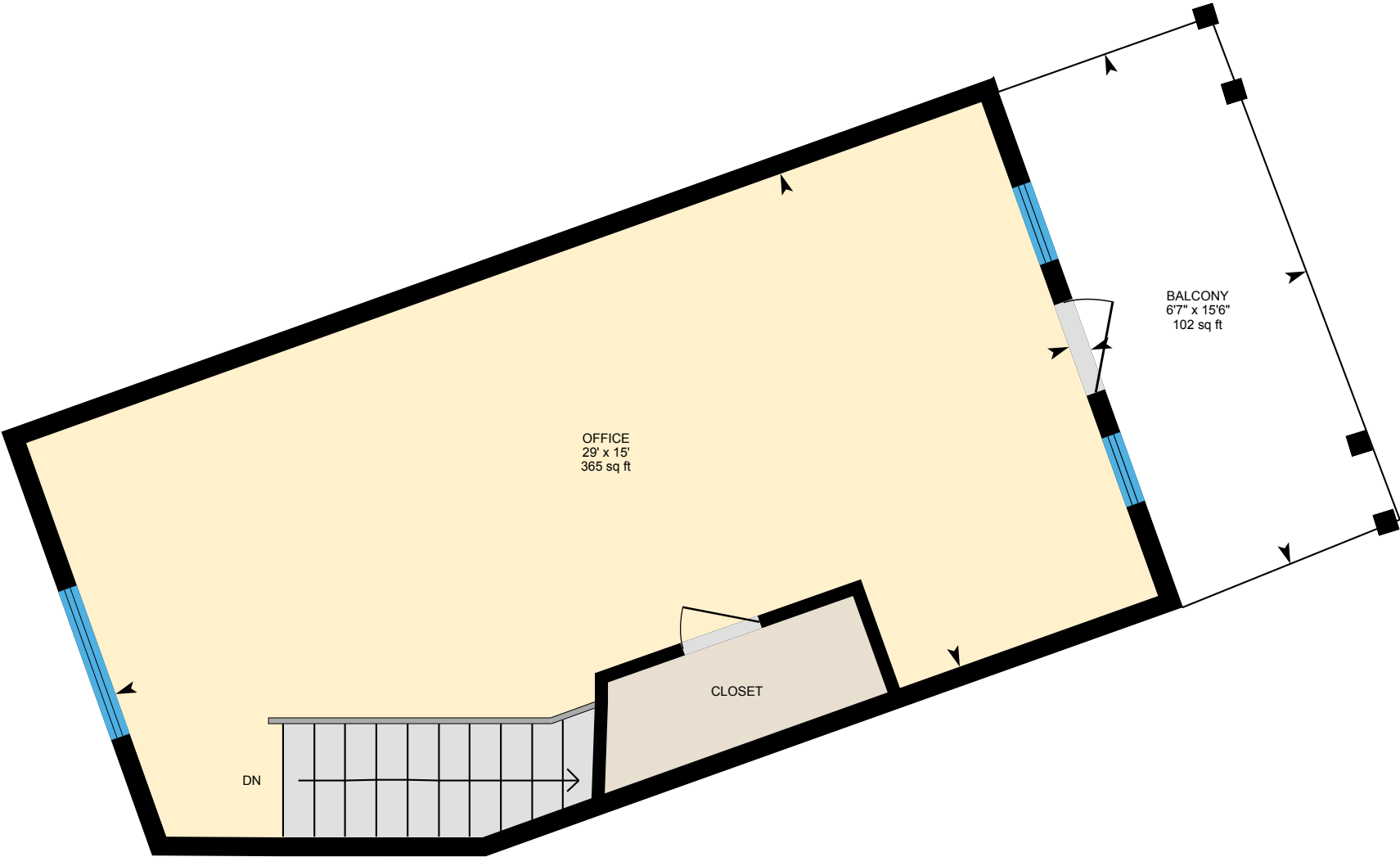
PREPARED: 2025/06/03



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.

216 Bow River Dr, Harvie Heights, AB

2nd Floor Exterior Area 469.71 sq ft
Interior Area 422.24 sq ft



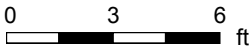
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PREPARED: 2025/06/03



216 Bow River Dr, Harvie Heights, AB

Studio Exterior Area 715.09 sq ft
Interior Area 641.72 sq ft
Excluded Area 114.34 sq ft



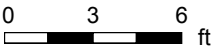
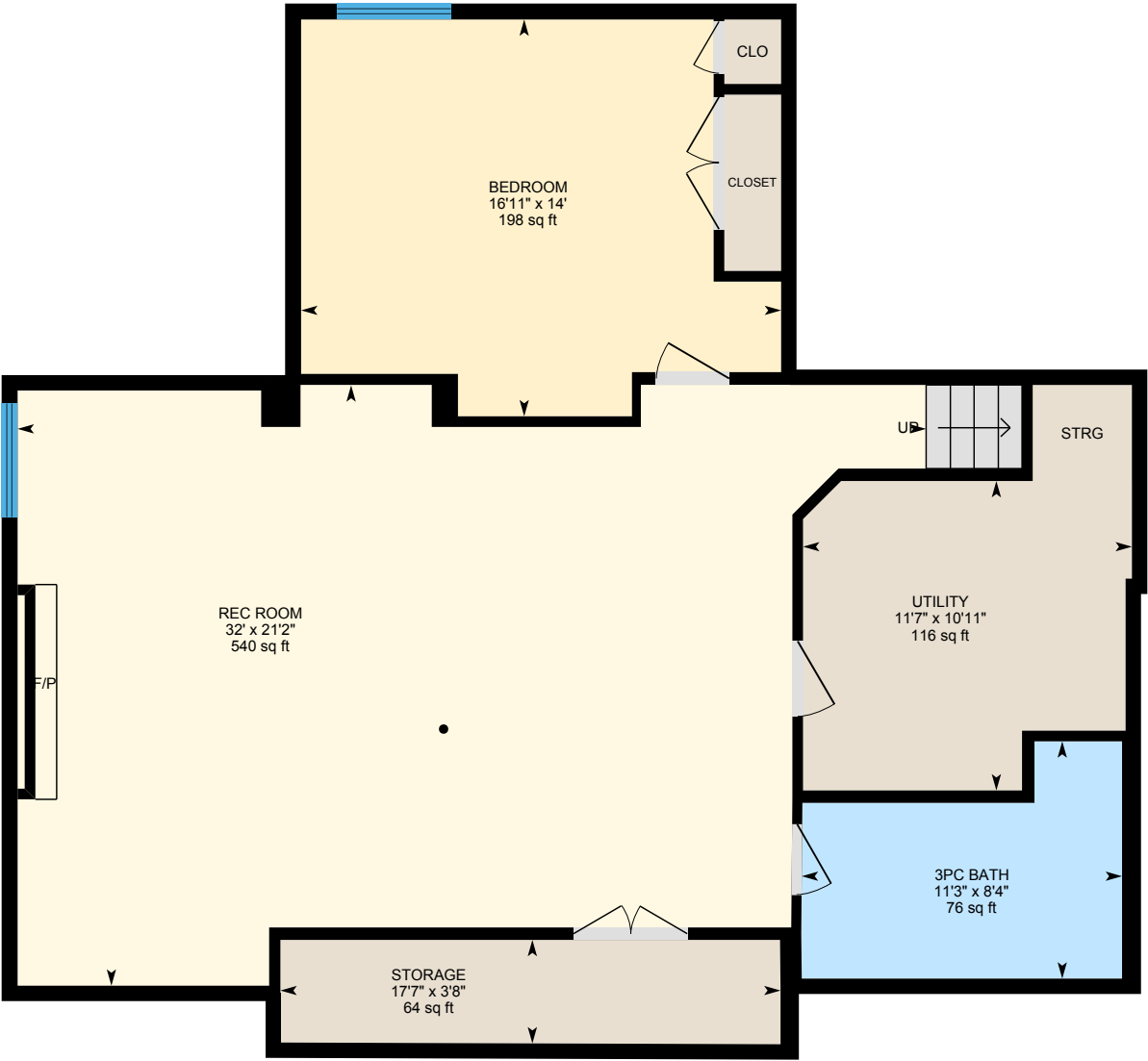
PREPARED: 2025/06/03



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.

216 Bow River Dr, Harvie Heights, AB

Basement (Below Grade) Exterior Area 1156.88 sq ft
Interior Area 1073.87 sq ft



PREPARED: 2025/06/03



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.

216 Bow River Dr, Harvie Heights, 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

- 4pc Bath: 8'5" x 6'9" | 43 sq ft
- Bedroom: 14'1" x 8'10" | 110 sq ft
- Deck: 20'9" x 13'2" | 200 sq ft
- Dining: 12' x 11'11" | 141 sq ft
- Garage: 34'11" x 14'6" | 452 sq ft
- Kitchen: 9'10" x 12'3" | 118 sq ft
- Living: 22'2" x 16'1" | 331 sq ft
- Porch: 17'2" x 34'11" | 589 sq ft
- Primary: 14' x 8'10" | 111 sq ft

2ND FLOOR

- Balcony: 6'7" x 15'6" | 102 sq ft
- Office: 29' x 15' | 365 sq ft

STUDIO

- 5pc Bath: 12' x 18'1" | 173 sq ft
- Balcony: 5'11" x 19'3" | 114 sq ft
- Bedroom: 12' x 18'2" | 218 sq ft
- Wic: 9'5" x 12' | 91 sq ft

BASEMENT

- 3pc Bath: 8'4" x 11'3" | 76 sq ft
- Bedroom: 14' x 16'11" | 198 sq ft
- Rec Room: 21'2" x 32' | 540 sq ft
- Storage: 3'8" x 17'7" | 64 sq ft
- Utility: 10'11" x 11'7" | 116 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: 1255.30 sq ft
- Excluded Area: 485.94 sq ft
- Perimeter Wall Thickness: 6.5 in
- Exterior Area: 1347.28 sq ft

2ND FLOOR

- Interior Area: 422.24 sq ft
- Perimeter Wall Thickness: 6.5 in
- Exterior Area: 469.71 sq ft

STUDIO

- Interior Area: 641.72 sq ft
- Excluded Area: 114.34 sq ft
- Perimeter Wall Thickness: 6.5 in
- Exterior Area: 715.09 sq ft

BASEMENT (Below Grade)

- Interior Area: 1073.87 sq ft
- Perimeter Wall Thickness: 6.5 in
- Exterior Area: 1156.88 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 2319.26 sq ft
- Excluded Area: 600.28 sq ft
- Exterior Area: 2532.09 sq ft

216 Bow River Dr, Harvie Heights, AB

Property Details

Customer Name: Richard Greaves

Customer Company: RE/Max Alpine Realty

Prepared: Jun 3, 2025

Customer Company: RE/MAX Alpine Realty - Richard Greaves

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties, side-by-side townhome properties, duplex properties and Interior Area for properties with common walls aka apartment or stacked townhome 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: June 2 2025

RMS / Photography provided by Canmore HD Photography.

www.CanmoreHD.com

216 Bow River Dr, Harvie Heights, 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

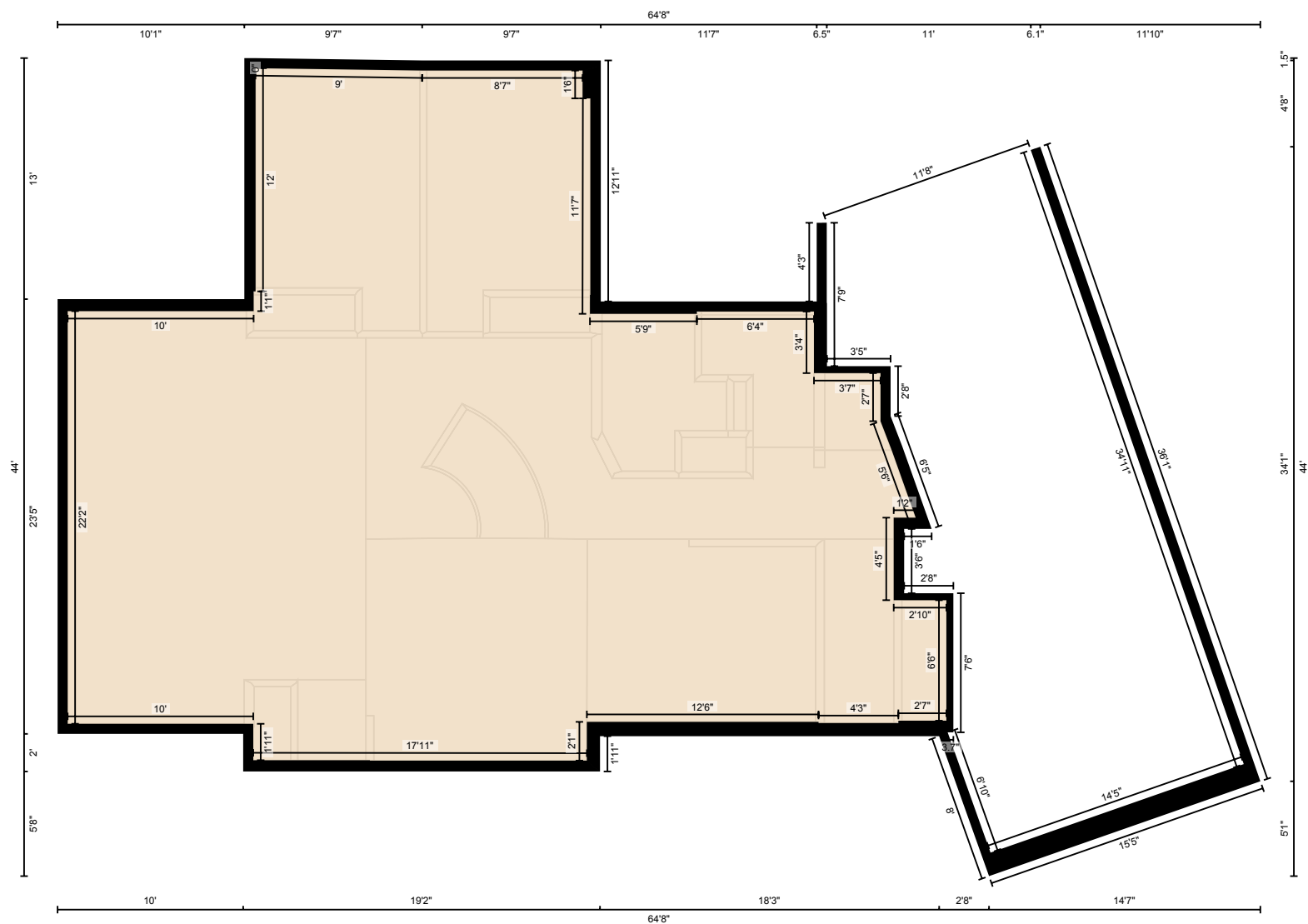
A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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

216 Bow River Dr, Harvie Heights, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

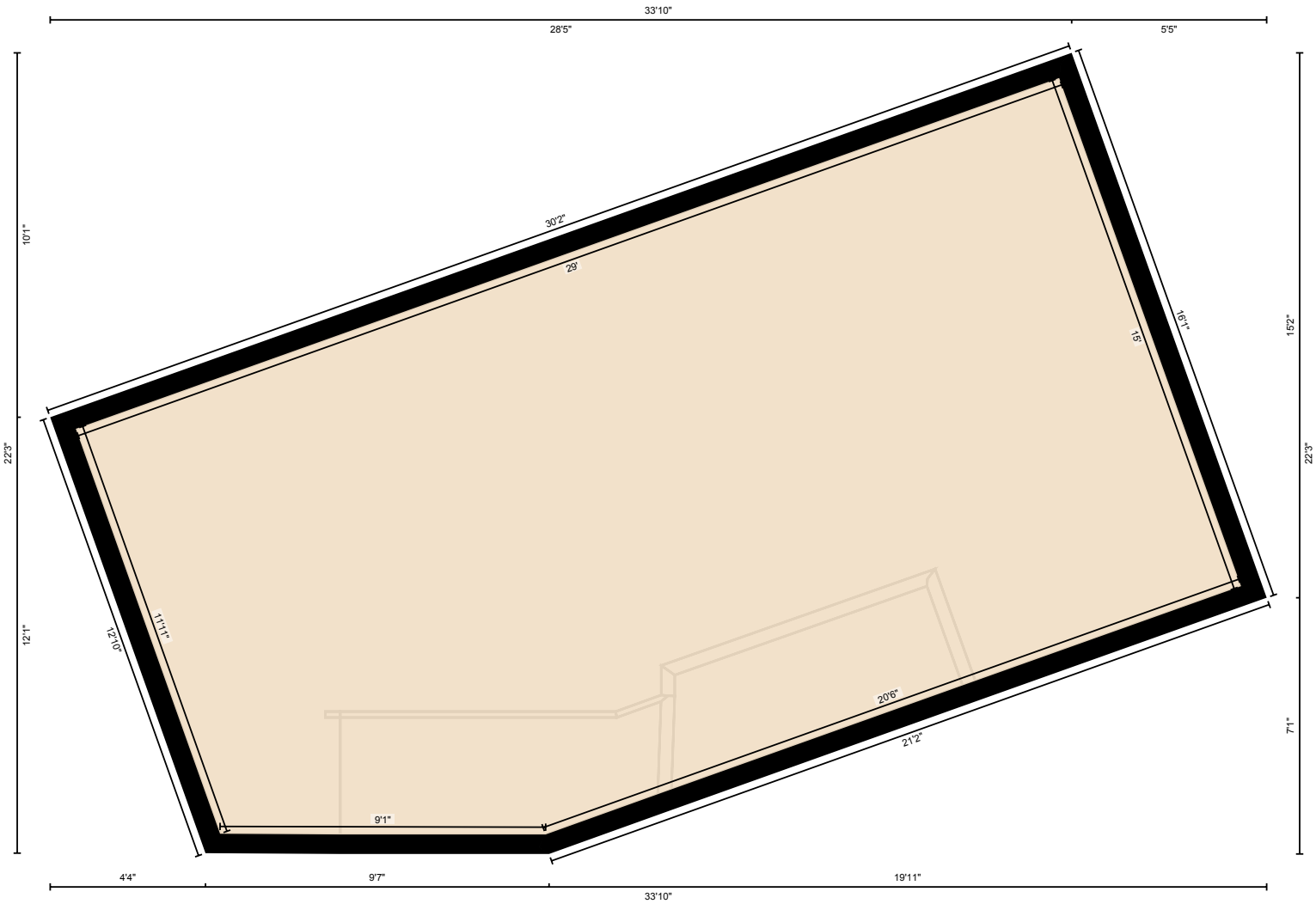


PREPARED: 2025/06/03

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.

216 Bow River Dr, Harvie Heights, AB

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

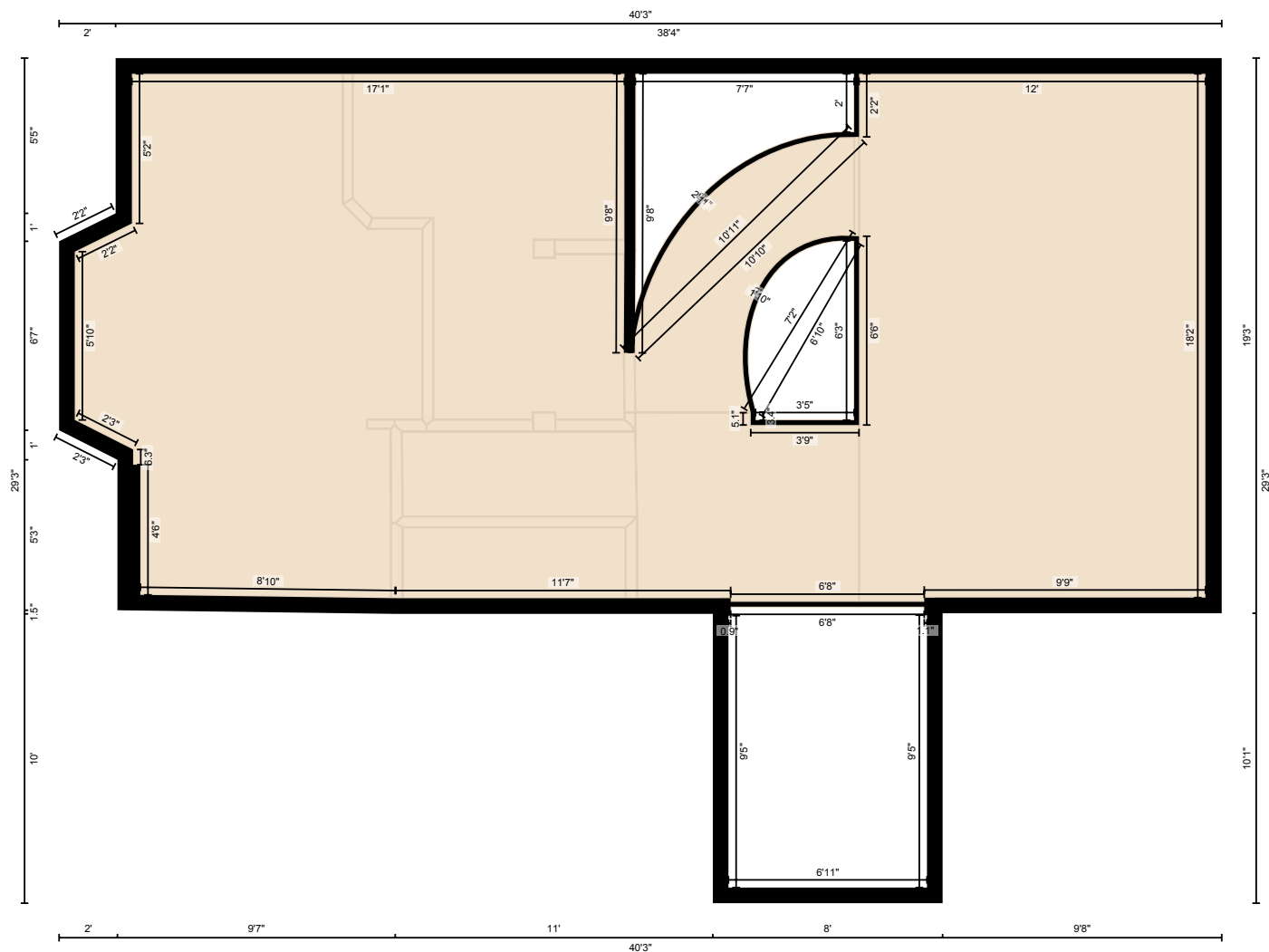


PREPARED: 2025/06/03

216 Bow River Dr, Harvie Heights, AB

Measurement Diagram for: Studio

Exterior Wall Thickness: 6.5 in

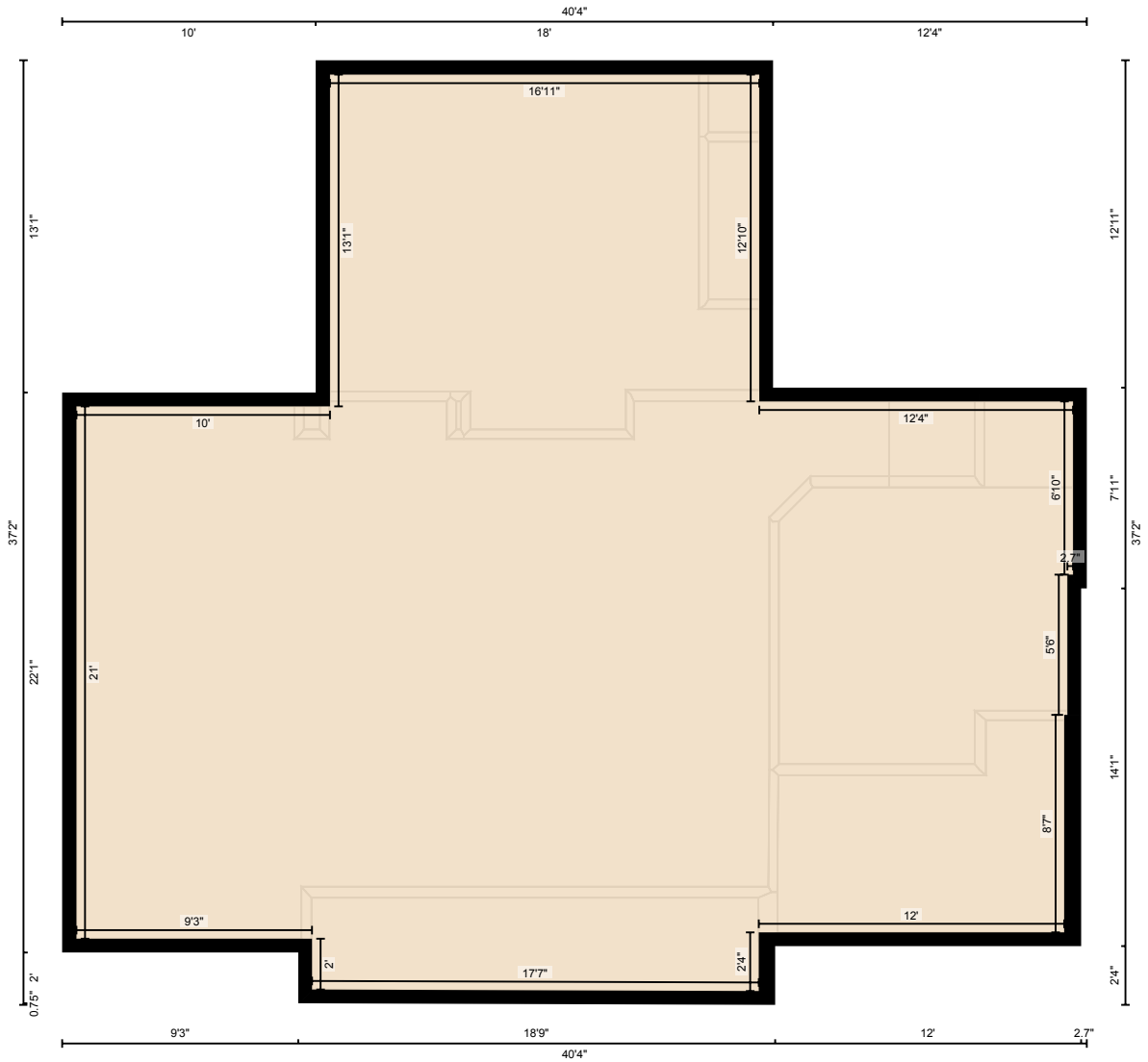


PREPARED: 2025/06/03

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216 Bow River Dr, Harvie Heights, AB

Measurement Diagram for: Basement
Exterior Wall Thickness: 6.5 in



PREPARED: 2025/06/03