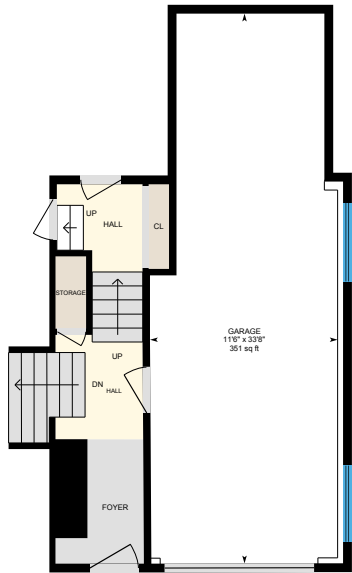


# 210 Blue Jay Dr, Harvie Heights, AB

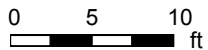
Main Building: Total Exterior Area Above Grade 1229.55 sq ft



**Entry**  
Exterior Area 166.23 sq ft

**Main Floor**  
Exterior Area 1063.32 sq ft

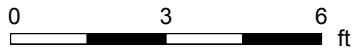
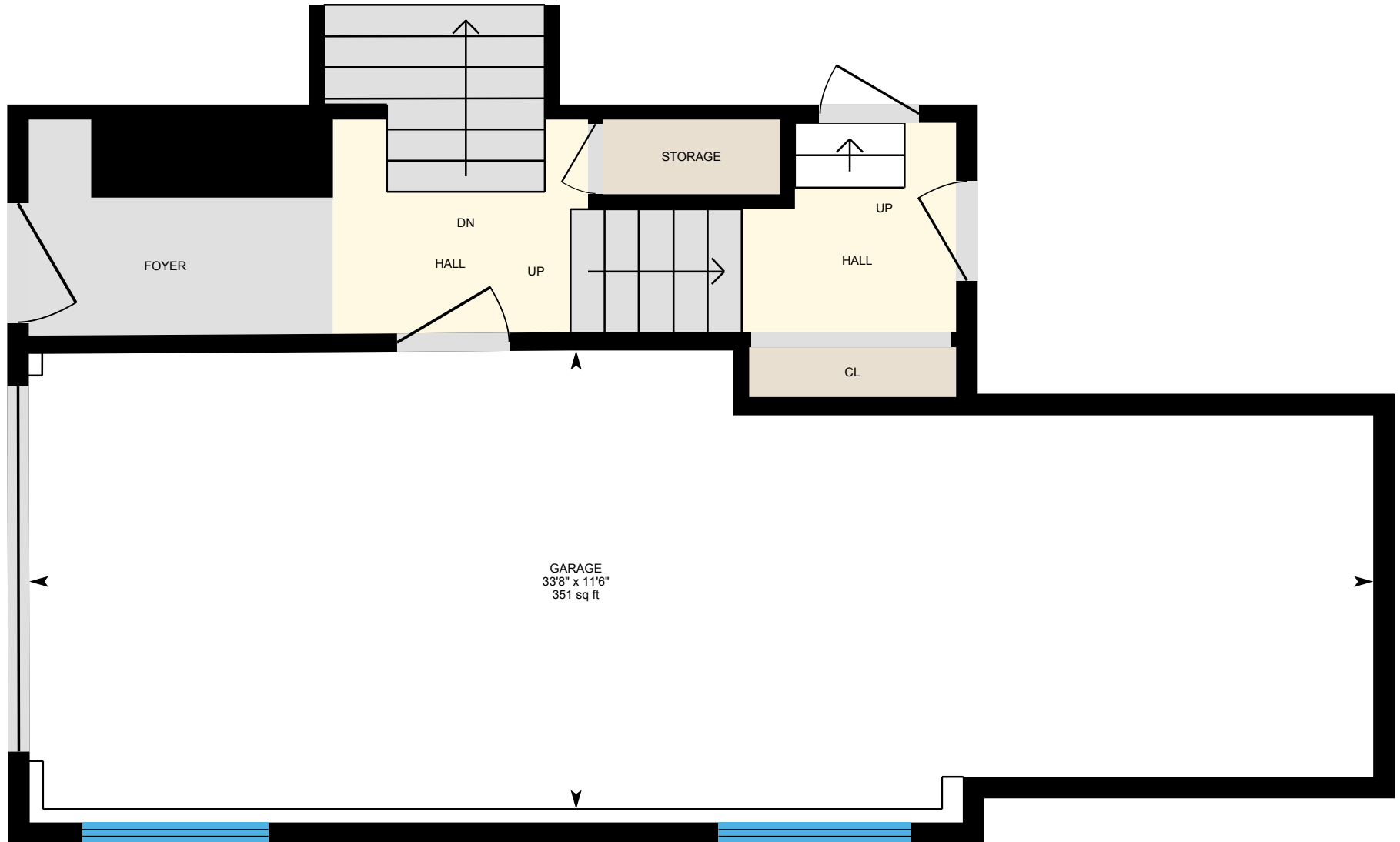
**Basement (Below Grade)**  
Exterior Area 976.78 sq ft



PREPARED: 2024/02/16

# 210 Blue Jay Dr, Harvie Heights, AB

Entry Exterior Area 166.23 sq ft  
Interior Area 147.66 sq ft  
Excluded Area 396.59 sq ft

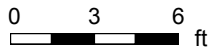
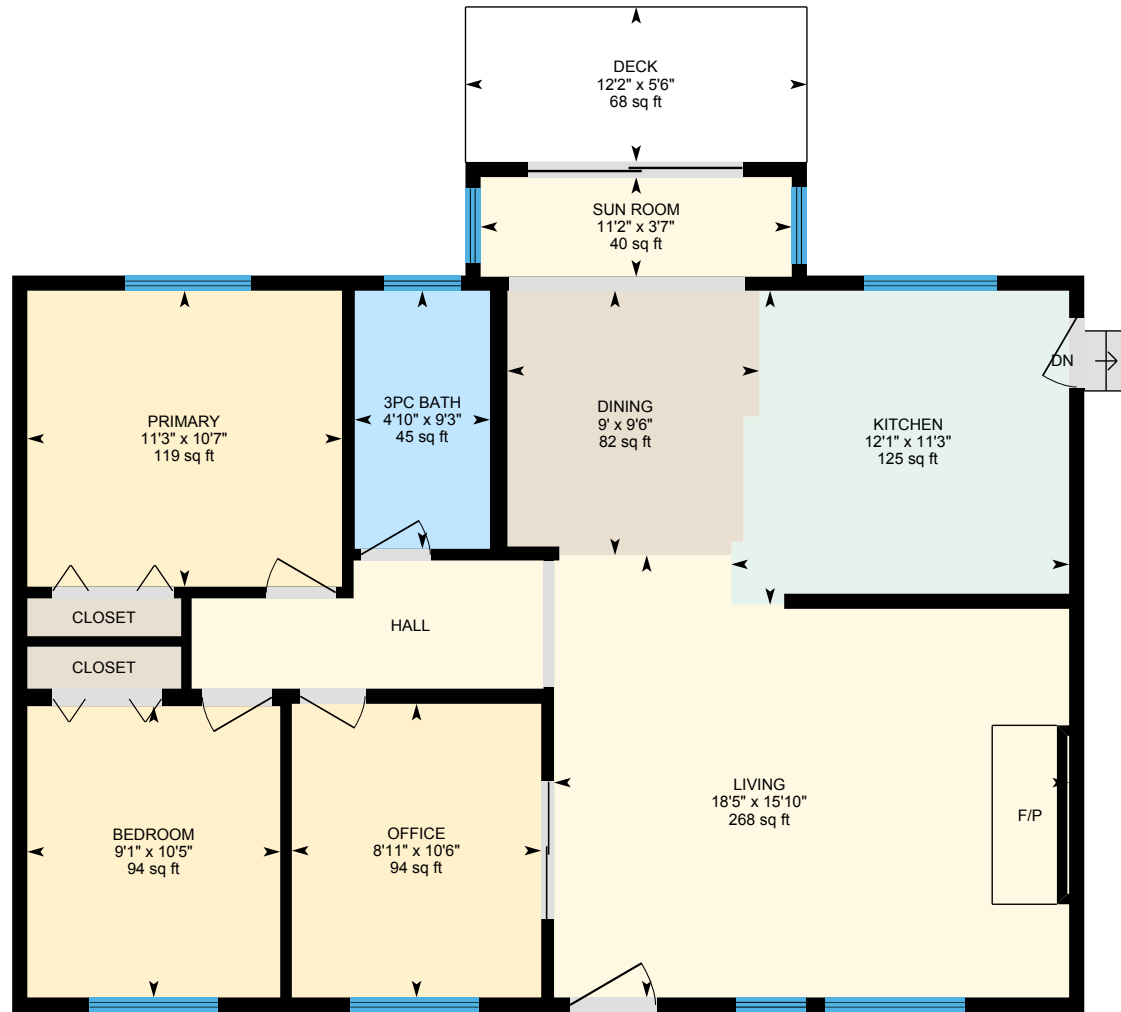


PREPARED: 2024/02/16

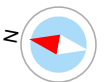


# 210 Blue Jay Dr, Harvie Heights, AB

Main Floor Exterior Area 1063.32 sq ft  
Interior Area 992.11 sq ft

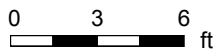


PREPARED: 2024/02/16

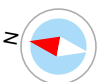


# 210 Blue Jay Dr, Harvie Heights, AB

**Basement (Below Grade)** Exterior Area 976.78 sq ft  
Interior Area 900.63 sq ft  
Excluded Area 89.84 sq ft



PREPARED: 2024/02/16



# 210 Blue Jay 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

##### ENTRY

Garage: 11'6" x 33'8" | 351 sq ft

##### MAIN FLOOR

3pc Bath: 4'10" x 9'3" | 45 sq ft

Bedroom: 9'1" x 10'5" | 94 sq ft

Deck: 12'2" x 5'6" | 68 sq ft

Dining: 9' x 9'6" | 82 sq ft

Kitchen: 12'1" x 11'3" | 125 sq ft

Living: 18'5" x 15'10" | 268 sq ft

Office: 8'11" x 10'6" | 94 sq ft

Primary: 11'3" x 10'7" | 119 sq ft

Sun Room: 11'2" x 3'7" | 40 sq ft

##### BASEMENT

3pc Bath: 8'10" x 7'8" | 49 sq ft

Bedroom: 11'6" x 11'9" | 124 sq ft

Bedroom: 10'10" x 11'10" | 117 sq ft

Cold Room: 9'5" x 9'7" | 90 sq ft

Kitchen: 12'11" x 11'9" | 138 sq ft

Rec Room: 16'6" x 11'9" | 184 sq ft

Utility: 13' x 11'11" | 135 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

##### ENTRY

Interior Area: 147.66 sq ft

Excluded Area: 396.59 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 166.23 sq ft

##### MAIN FLOOR

Interior Area: 992.11 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 1063.32 sq ft

##### BASEMENT (Below Grade)

Interior Area: 900.63 sq ft

Excluded Area: 89.84 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 976.78 sq ft

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

Interior Area: 1139.77 sq ft

Excluded Area: 396.59 sq ft

Exterior Area: 1229.55 sq ft

# 210 Blue Jay Dr, Harvie Heights, AB

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## Property Details

Customer Name: Lori Mitchell & Alex Kocian

Customer Company: RE/Max Alpine Realty

Prepared: Feb 16, 2024

Customer Company: RE/MAX Alpine Realty - Lori Mitchell & Alex Kocian

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: Feb 15 2024

RMS / Photography provided by Canmore HD Photography.

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

# 210 Blue Jay 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

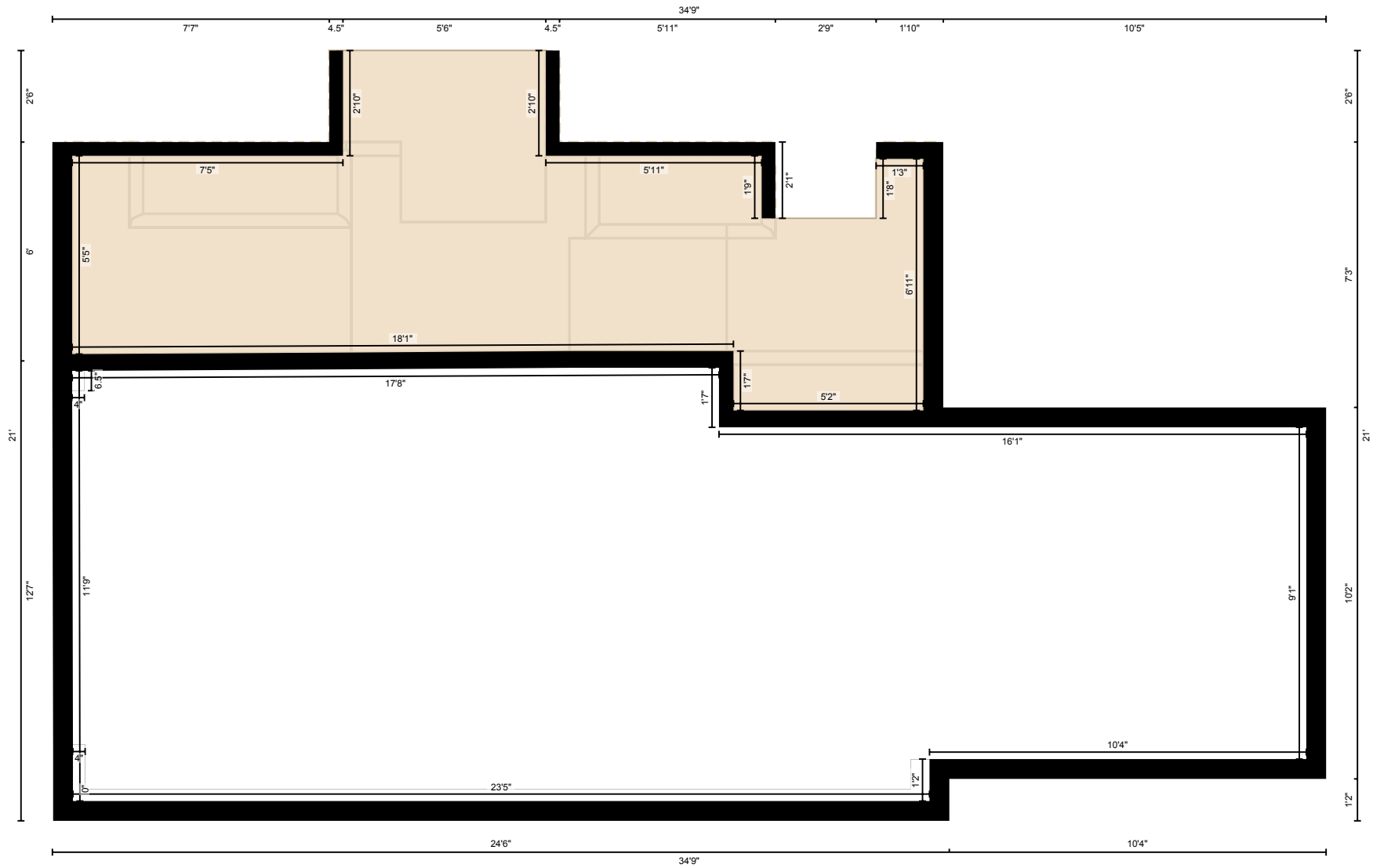
**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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

# 210 Blue Jay Dr, Harvie Heights, AB

Measurement Diagram for: Entry

Exterior Wall Thickness: 6.5 in

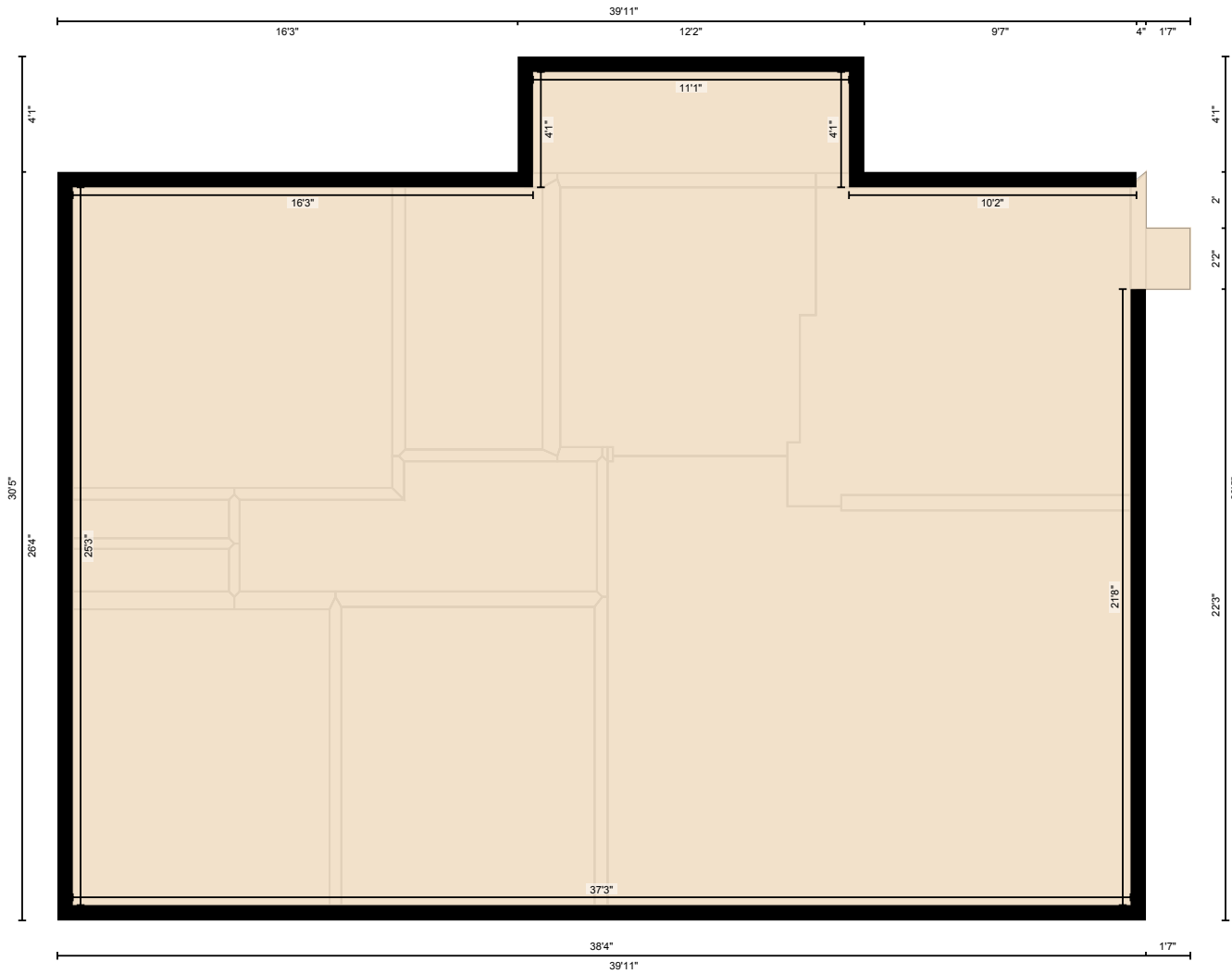


PREPARED: 2024/02/16



# 210 Blue Jay Dr, Harvie Heights, AB

Measurement Diagram for: Main Floor  
Exterior Wall Thickness: 6.5 in



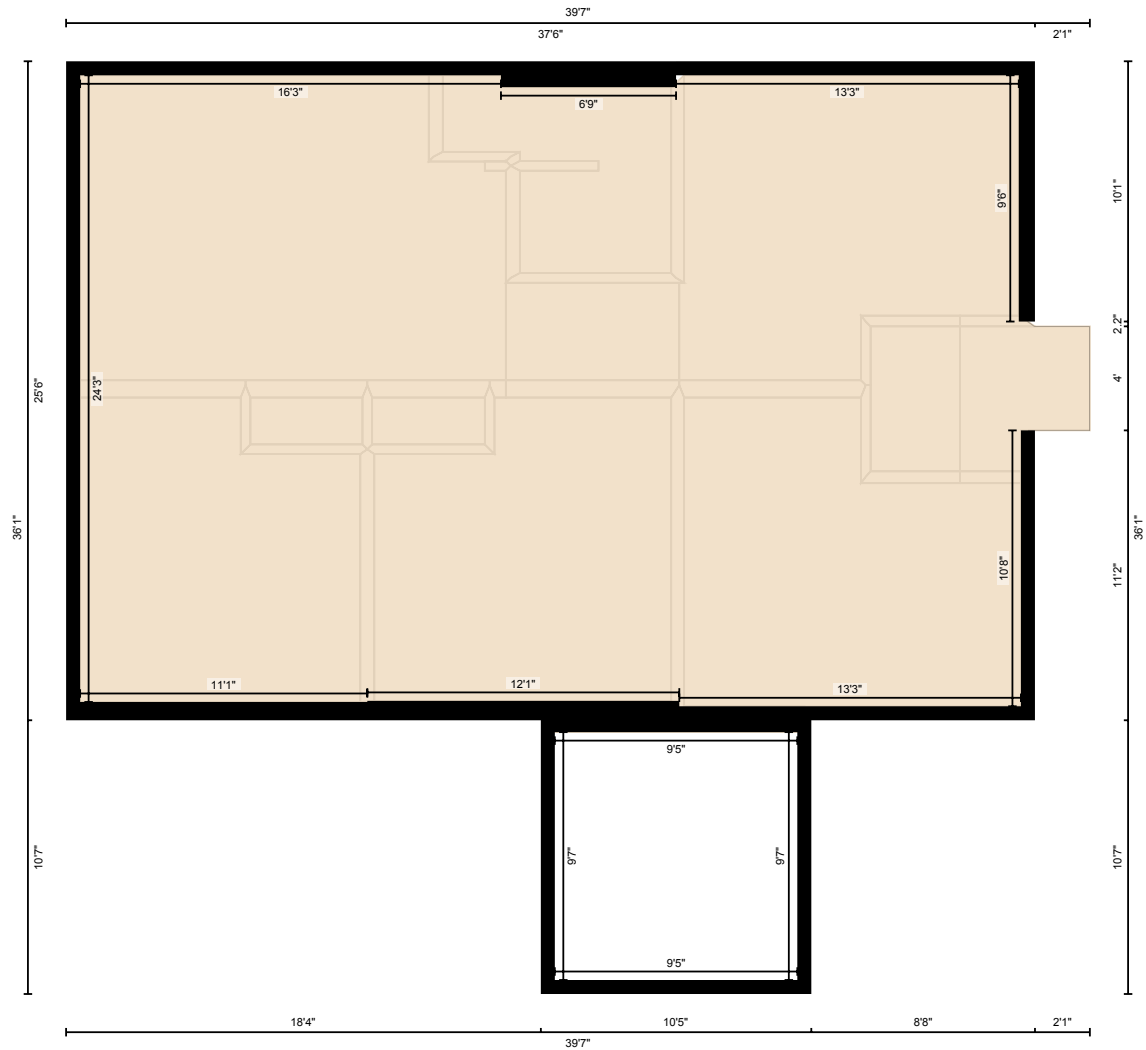
PREPARED: 2024/02/16

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.

# 210 Blue Jay Dr, Harvie Heights, AB

Measurement Diagram for: Basement

Exterior Wall Thickness: 6.5 in



PREPARED: 2024/02/16