

Property information	
Date	October 10-2022
Address	22 Royal Crest Terrace NW
Property Type	Detached
Client Name	Mike Abou Daher

Floor Total (RMS)			
Main Level	1075.95 Sqft/ 99.95 m2	RMS Area	2094.97 Sqft / 194.62 m2
Upper Level	1019.02 Sqft/ 94.67 m2	Total W/Below Grade	3117.82 Sqft / 289.64 m2
Lower Level	--		
Basement	1022.85 Sqft/ 95.02 m2		

Room	Dimensions	@	Room	Dimensions	@
Kitchen	13'00" x 8'00" / 3.9 m x 2.4 m	M	Storage Room		
Kitchen & Eating	--		Recreation Room		
Dining Room	9'11" x 8'11" / 3.0 m x 2.7 m	M	Breakfast Nook		
Living Room	14'00" x 14'00" / 4.2 m x 4.2 m	M	Lower Kitchen		
Family Room	20'00" x 12'00" / 6.0 m x 3.6 m	M	Lower Family Room		
Den/Office	8'00" x 8'00" / 2.4 m x 2.4 m	M	Unfinished Basement	34'00" x 30'00" / 10.3 m x 9.1 m	B
Laundry Room	16'06" x 6'00" / 5.0 m x 1.8 m	B	Patio	10'00" x 12'00" / 3.0 m x 3.6 m	M
Utility Storage	8'00" x 8'00" / 2.4 m x 2.4 m	B	Garage	21'00" x 18'00" / 6.4 m x 5.4 m	M

Bedroom	Dimensions	@	Bedroom	Dimensions	@
Primary	12'03" x 14'04" / 3.7 m x 4.3 m	U	Bedroom 5		
Bedroom 2	10'00" x 10'00" / 3.0 m x 3.0 m	U	Bedroom 6		
Bedroom 3	11'10" x 8'11" / 3.6 m x 2.7 m	U	Balcony		
Bedroom 4			Walk-in Closet	8'00" x 8'00" / 2.4 m x 2.4 m	U
Dressing	10'07" x 9'03" / 3.2 m x 2.8 m	U	Walk-in Closet		

Bathroom	Classification	Dimensions	@	Bathroom	Classification	Dimensions	@
Bathroom 1	Ensuite 4 Pcs	8'03" x 11'00" / 2.5 m x 3.3 m	U	Bathroom 6			
Bathroom 2	4 Pcs	4'07" x 7'00" / 1.3 m x 2.1 m	U	Bathroom 7			
Bathroom 3	2 Pcs	4'00" x 4'00" / 1.2 m x 1.2 m	M				
Bathroom 4							
Bathroom 5							

The Measurement Standards used for this measurement Report follows the Real Estate Council of Alberta Guide to the residential Measurement Standards in Alberta as well as Real Estate Act Rules Registration in section 41 (b) 42 (b) where applicable.