

MEASUREMENT REPORT

PROPERTY INFORMATION	
DATE	May 8th 2025
ADDRESS	424 Kincora Bay NW
PROPERTY TYPE	Detached
CLIENT NAME	Mike Abou Daher

FLOOR TOTAL (RMS)			
Main Level	1166 sqft	RMS AREA	2244 sqft
Second Level	1078 sqft		
Below Grade	1105 sqft	Total With Below Grade	3349 sqft

ROOMS	LVL	DIMENSIONS	ROOM	LVL	DIMENSIONS
Foyer	1	5'7" 17/32 x 5'4" 19/32	Office	1	8'11" 9/32 x 8'6" 1/16
Foyer closet	1	3'5" 17/32 x 1'11" 31/32	Closet	1	4'11" 13/32 x 1'10" 3/16
Kitchen/dining	1	12'11" x 24'1" 5/16	Deck	1	17'9" 1/8 x 12'1" 25/32
Pantry	1	4'2" 1/32 x 4'1" 9/16	Utility Room	B	16'10" 23/32 x 26'0" 1/32
Dining	1	12'6" 9/16 x 12'2" 9/16	Laundry	2	9'5" 23/32 x 6'0" 27/32
Living Room	1	13'10" 15/16 x 16'1" 3/8	Garage	1	26'5" 9/32 x 20'7" 7/32 wide
Mud Room	1	6'4" 29/32 x 4'3" 1/16	Rec room	B	25'10" 5/16 x 24'1" 11/32
Mud Room closet	1	5'11" 19/32 x 4'3" 7/32			

BEDROOMS	LVL	DIMENSIONS	BEDROOM	LVL	DIMENSIONS
Primary	2	16'7" 17/32 x 14'0" 5/32	WIC	2	7'11" 7/8 x 5'5" 3/8
Bedroom	2	13'7" 23/32 x 12'1" 7/32	Closet	2	5'4" 1/16 x 1'11" 15/16
Bedroom	2	13'8" x 12'1" 15/32	Closet	2	4'11" 5/32 x 1'11" 13/16

BATHROOMS	LVL	Class	DIMENSIONS	BATHROOM	LVL	Class	DIMENSIONS
Bathroom	1	2pc	4'11" 31/32 x 5'4" 1/4	Bathroom 2	2	4pc	8'1" 13/16 x 8'3" 7/32
Ensuite 1	2	4pc	12'6" 11/16 x 11'3" 5/16	Bathroom 3	B	3pc	7'4" 7/32 x 5'7" 3/4
				Linen closet	2		2'7" 11/32 x 2'9" 15/16

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.