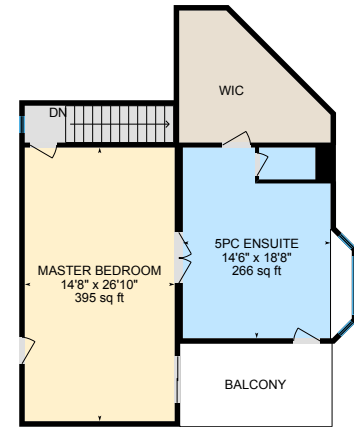


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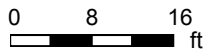
Main Building: Total Exterior Area Above Grade 6073.06 sq ft



Main Floor
Exterior Area 4095.75 sq ft



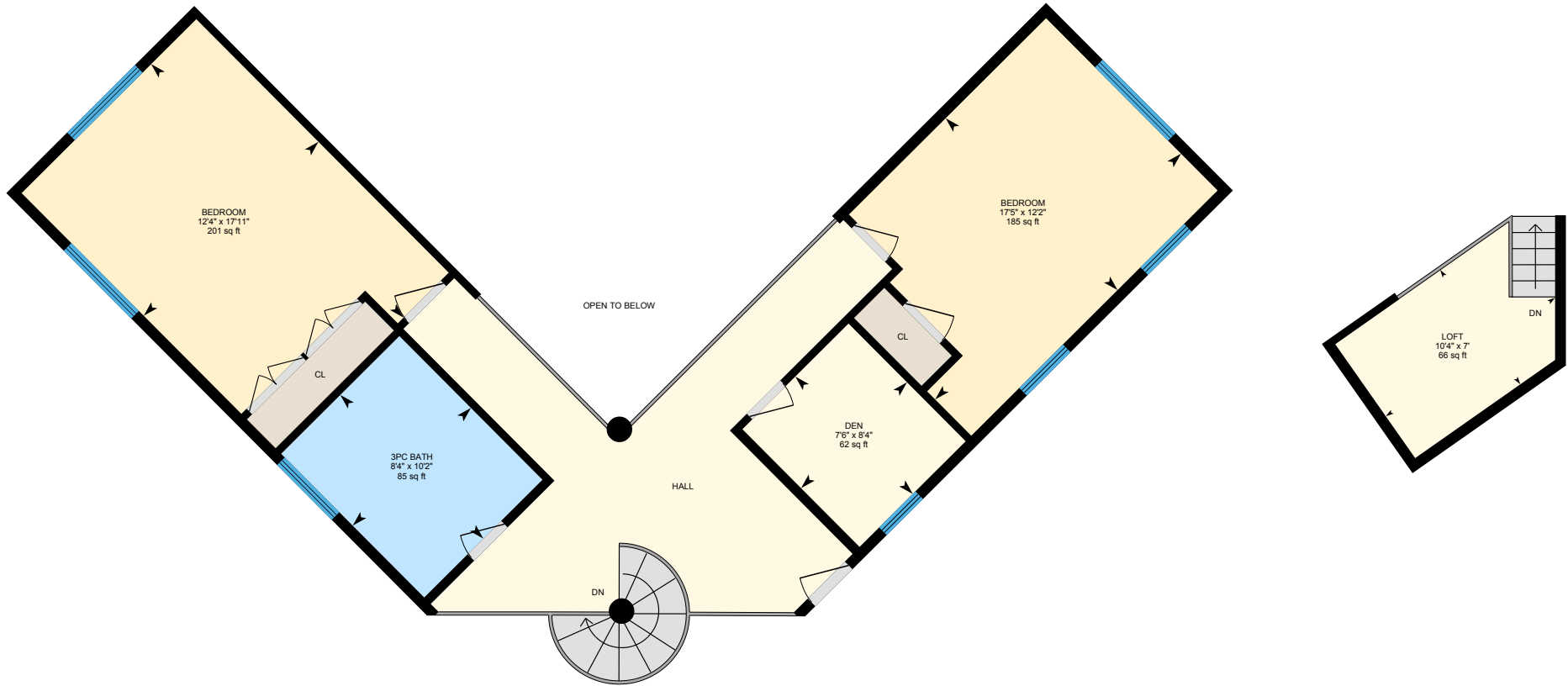
2nd Floor West Wing
Exterior Area 959.95 sq ft



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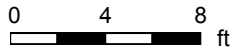
19 Squirrel Crescent, Bragg Creek, AB

Main Building: Total Exterior Area Above Grade 6073.06 sq ft



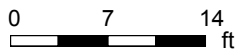
2nd Floor East Wing
Exterior Area 921.36 sq ft

Bedroom Loft
Exterior Area 96.00 sq ft



19 Squirrel Crescent, Bragg Creek, AB

Main Floor Total Exterior Area 4095.75 sq ft
Total Interior Area 3905.45 sq ft



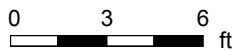
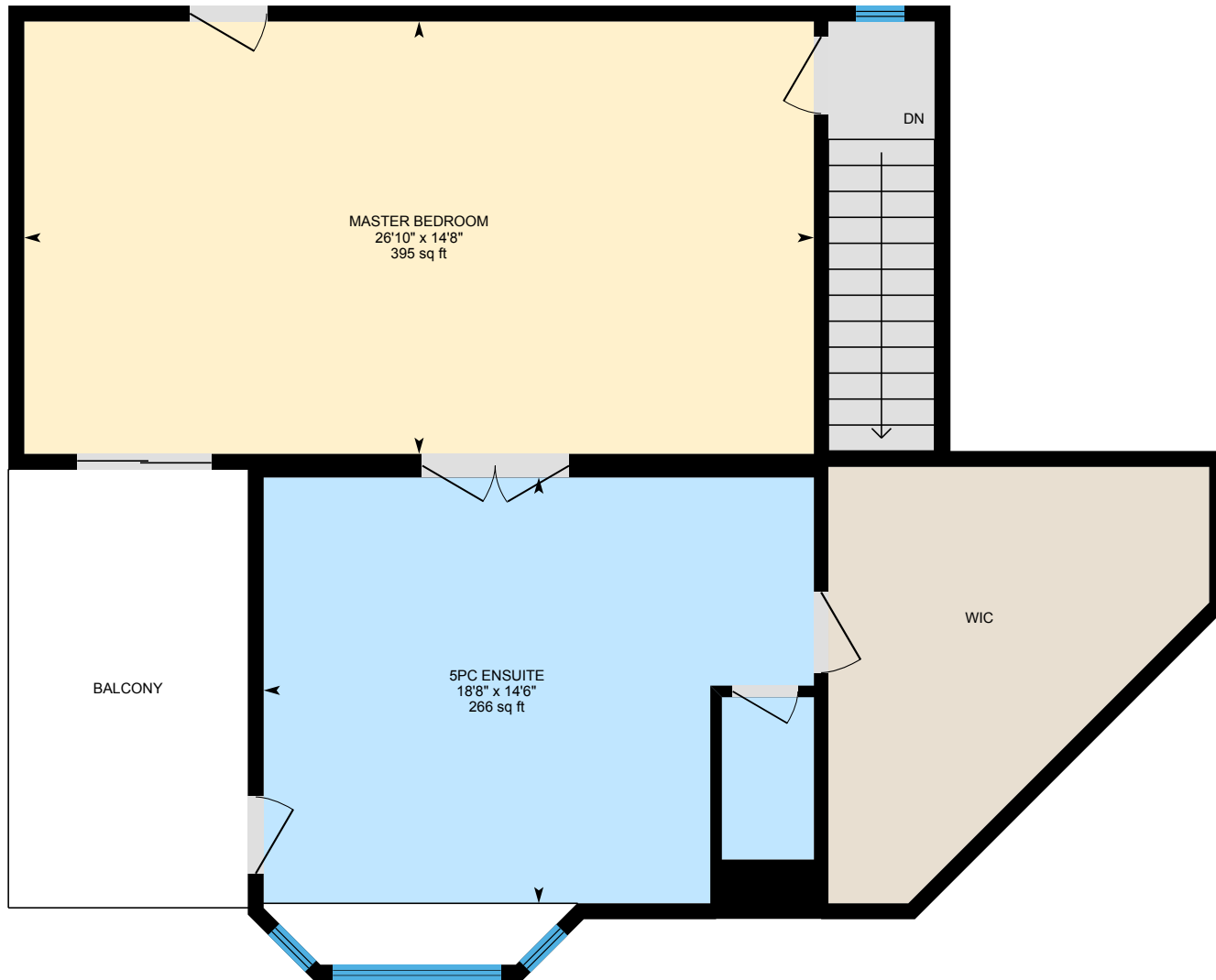
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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor West Wing Total Exterior Area 959.95 sq ft
Total Interior Area 885.04 sq ft

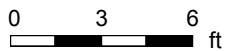
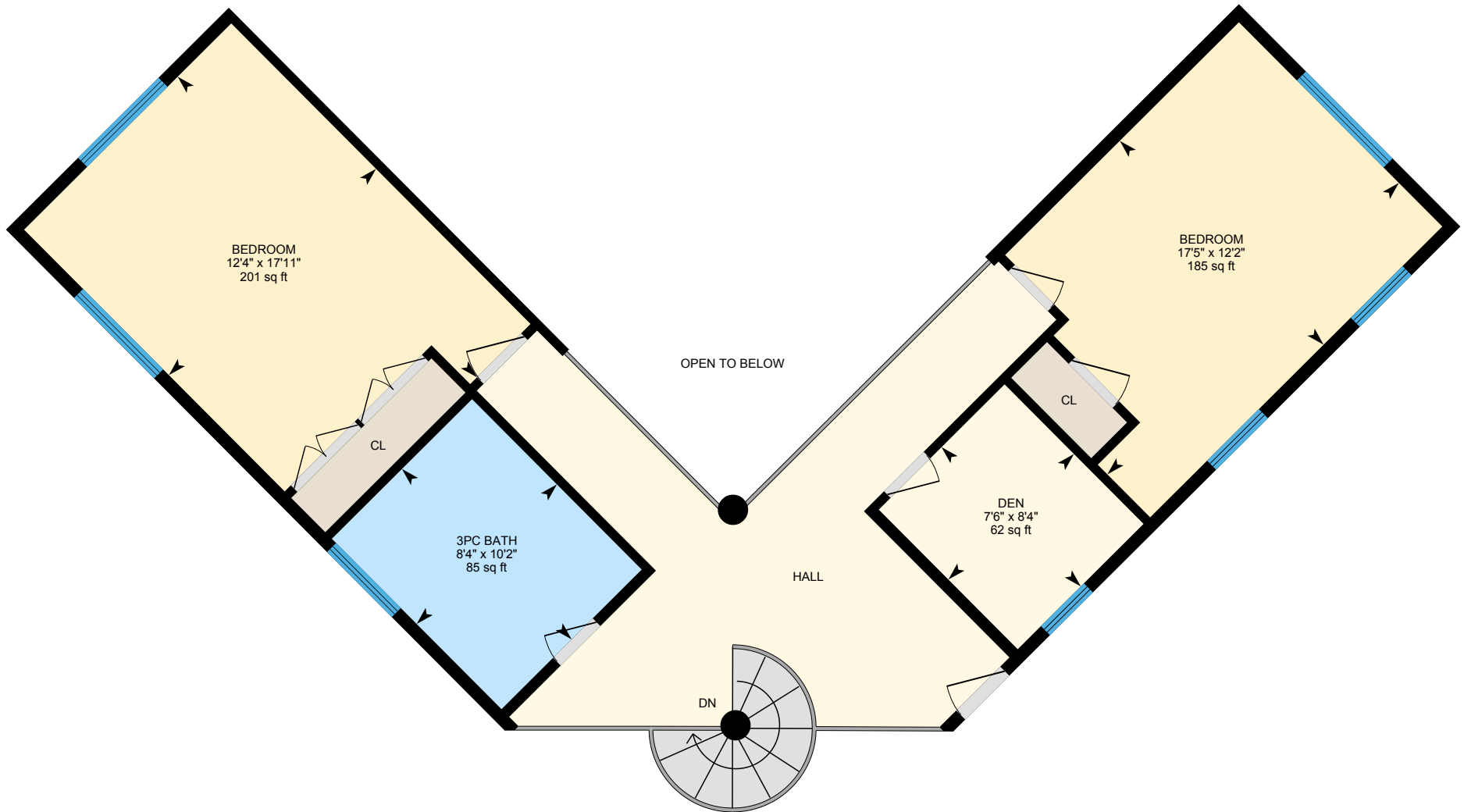


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19 Squirrel Crescent, Bragg Creek, AB

2nd Floor East Wing Total Exterior Area 921.36 sq ft
Total Interior Area 830.52 sq ft

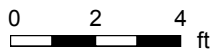
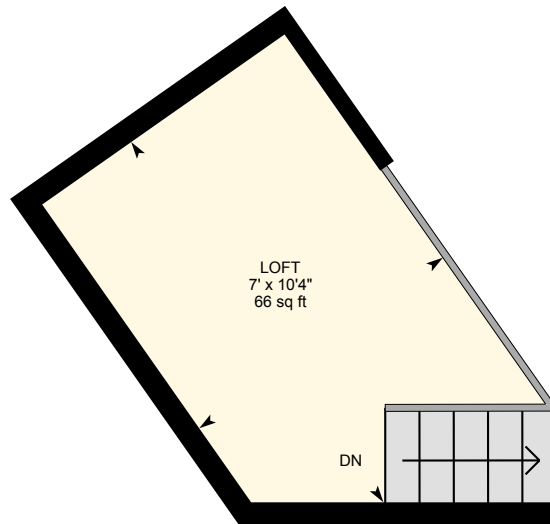


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Bedroom Loft Total Exterior Area 96.00 sq ft
Total Interior Area 75.74 sq ft

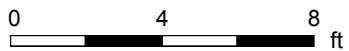
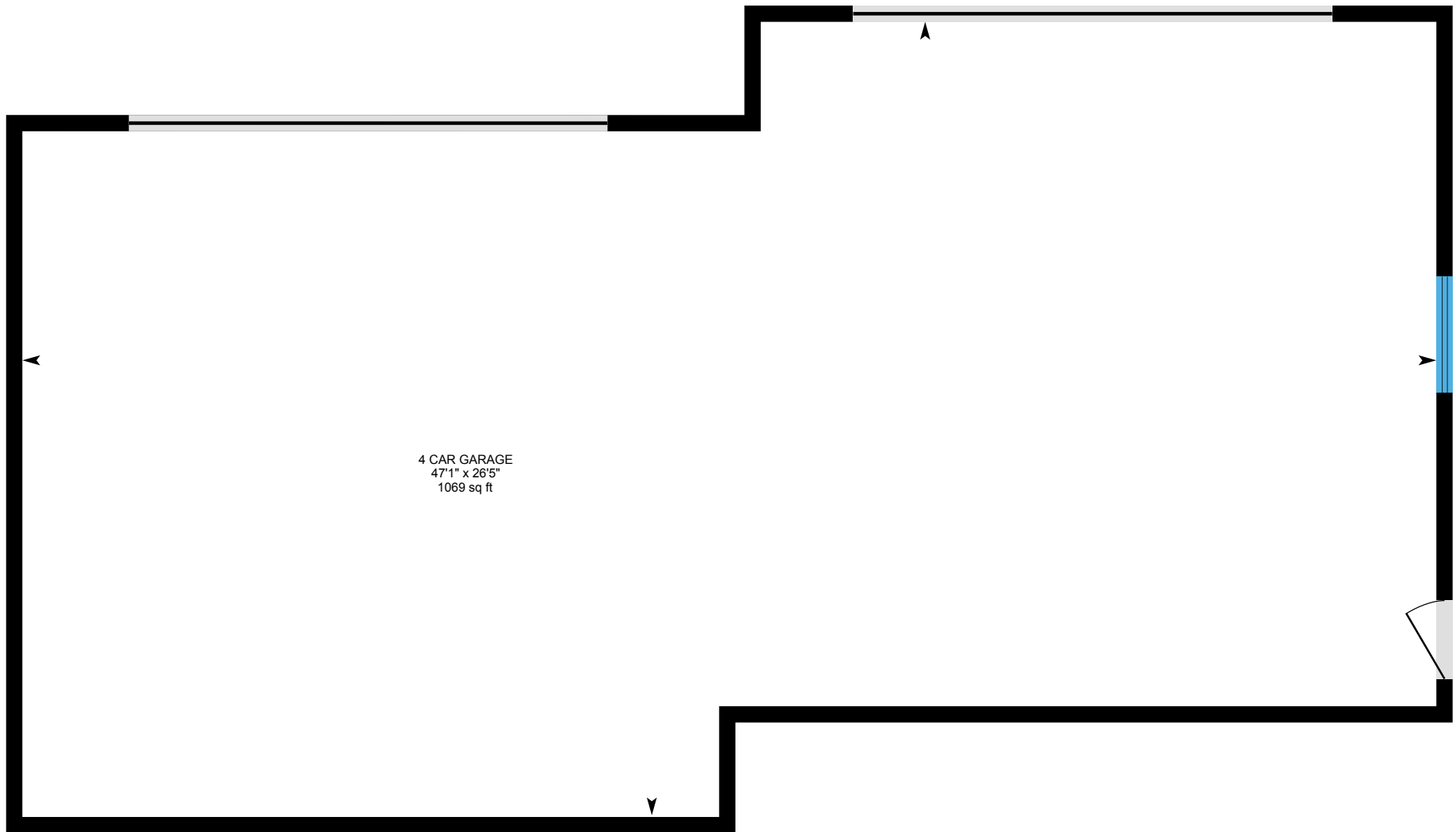


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4 Car Garage Total Exterior Area 80.81 sq ft



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19 Squirrel Crescent, Bragg Creek, 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

2pc Bath: 6'8" x 9'10" | 43 sq ft
3pc Bath: 7'11" x 7'4" | 53 sq ft
4pc Bath: 7'2" x 10'6" | 75 sq ft
4pc Bath: 7'2" x 10'4" | 74 sq ft
Bedroom: 21' x 15'2" | 197 sq ft
Bedroom: 15'6" x 18'2" | 193 sq ft
Bedroom: 16'7" x 18'3" | 198 sq ft
Bedroom: 16'5" x 18'5" | 197 sq ft
Dining: 12'2" x 12'7" | 153 sq ft
Family: 22'8" x 20'11" | 389 sq ft
Great: 17'8" x 17'3" | 203 sq ft
Kitchen: 17'1" x 17'3" | 187 sq ft
Laundry: 14'4" x 9'5" | 122 sq ft
Living: 27'8" x 20'4" | 387 sq ft
Mudroom: 6'7" x 8'1"
Rec Room: 21'9" x 22'11" | 432 sq ft
Steam Room: 6'5" x 7'1" | 34 sq ft
Utility: 7'11" x 9'6" | 76 sq ft

2ND FLOOR WEST WING

5pc Ensuite: 14'6" x 18'8" | 266 sq ft
Master Bedroom: 14'8" x 26'10" | 395 sq ft

2ND FLOOR EAST WING

3pc Bath: 8'4" x 10'2" | 85 sq ft
Bedroom: 17'5" x 12'2" | 185 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: 3905.45 sq ft
Perimeter Wall Length: 352 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 4095.75 sq ft

2ND FLOOR WEST WING

Interior Area: 885.04 sq ft
Perimeter Wall Length: 138 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 959.95 sq ft

2ND FLOOR EAST WING

Interior Area: 830.52 sq ft
Perimeter Wall Length: 168 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 921.36 sq ft

BEDROOM LOFT

Interior Area: 75.74 sq ft
Perimeter Wall Length: 37 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 96.00 sq ft

19 Squirrel Crescent, Bragg Creek, AB

Property Details

Room Measurements

Bedroom: 12'4" x 17'11" | 201 sq ft

Den: 7'6" x 8'4" | 62 sq ft

BEDROOM LOFT

Loft: 10'4" x 7' | 66 sq ft

Detached Garage

4 CAR GARAGE

4 Car Garage: 26'5" x 47'1" | 1069 sq ft

Floor Area Information

Detached Garage

4 CAR GARAGE

Excluded Area: 1068.97 sq ft

Perimeter Wall Length: 149 ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 80.81 sq ft

Total Above Grade Floor Area

Main Building Interior: 5696.75 sq ft

Main Building Exterior: 6073.06 sq ft

Detached Garage Excluded: 1068.97 sq ft

Detached Garage Exterior: 80.81 sq ft

19 Squirrel Crescent, Bragg Creek, AB

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

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.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

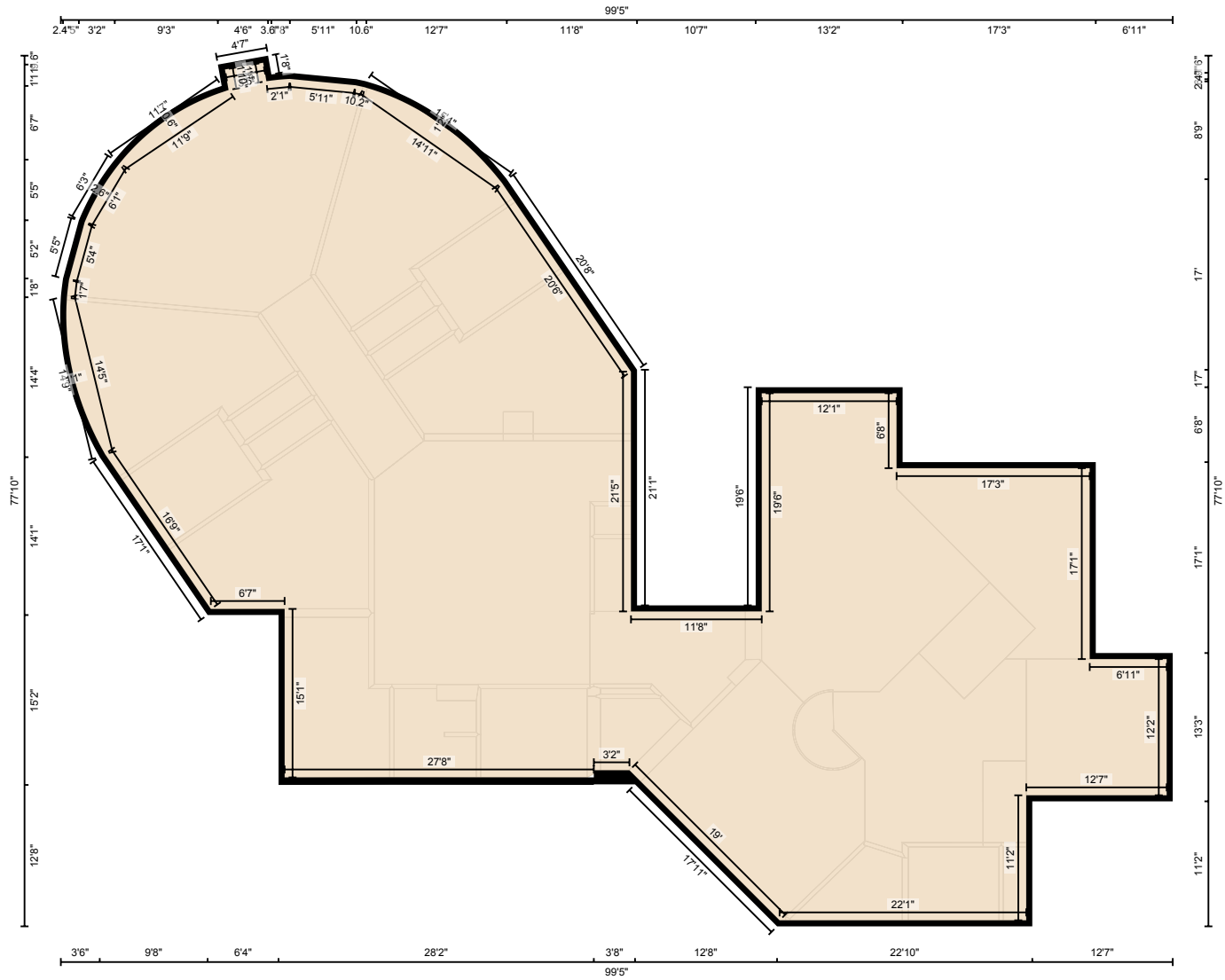
Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

19 Squirrel Crescent, Bragg Creek, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

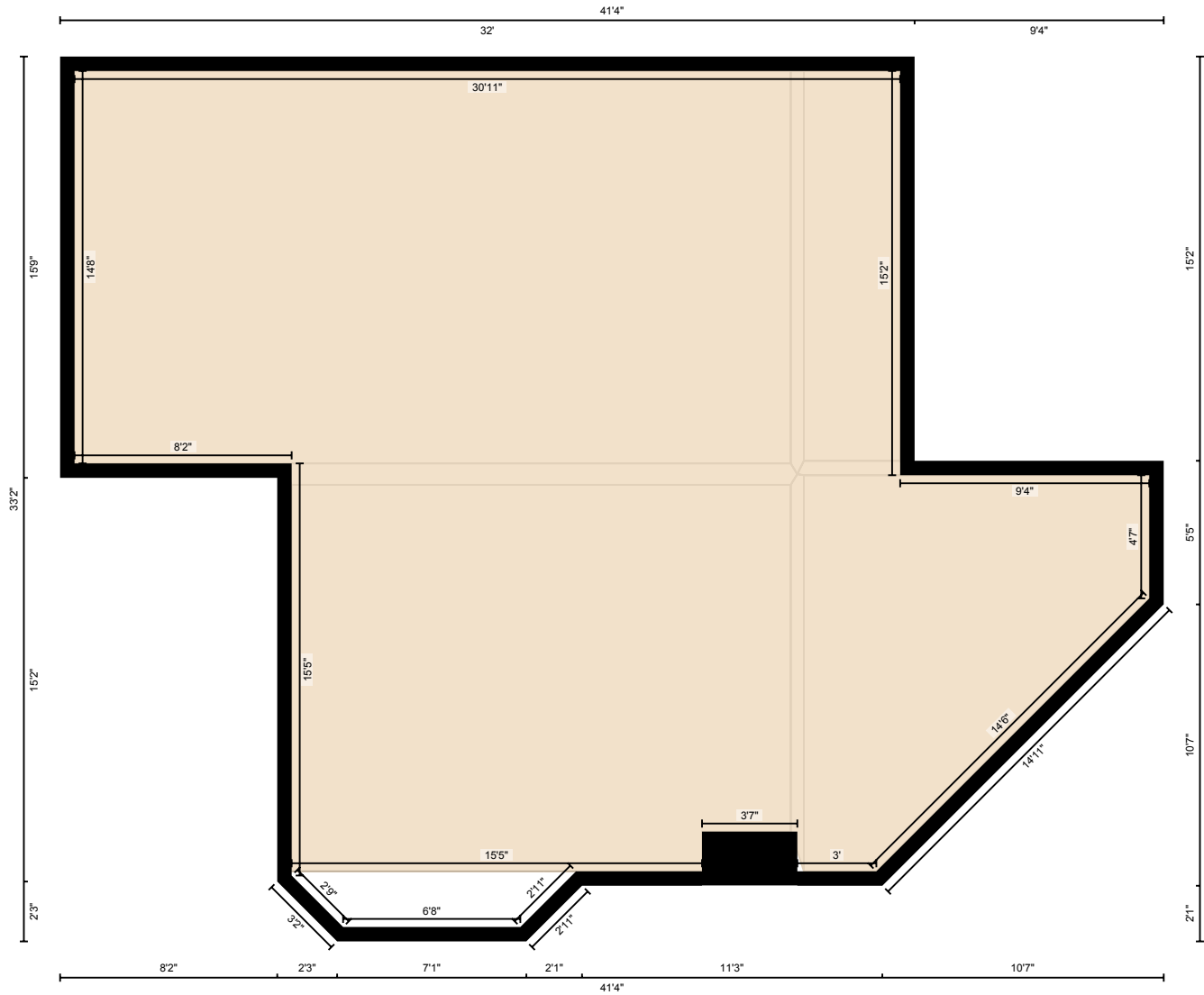


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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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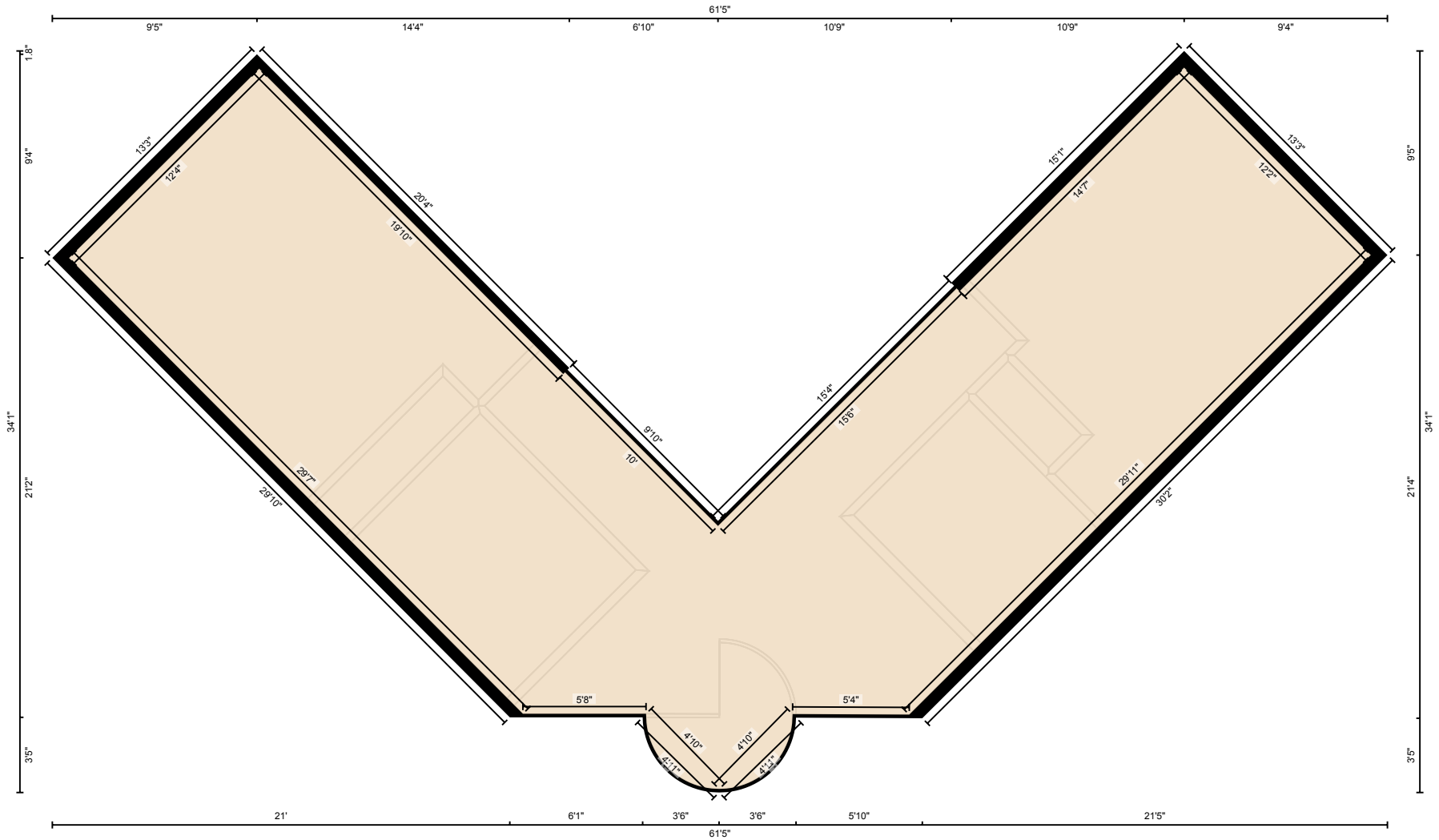
Measurement Diagram for: 2nd Floor West Wing
Exterior Wall Thickness: 6.5 in



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

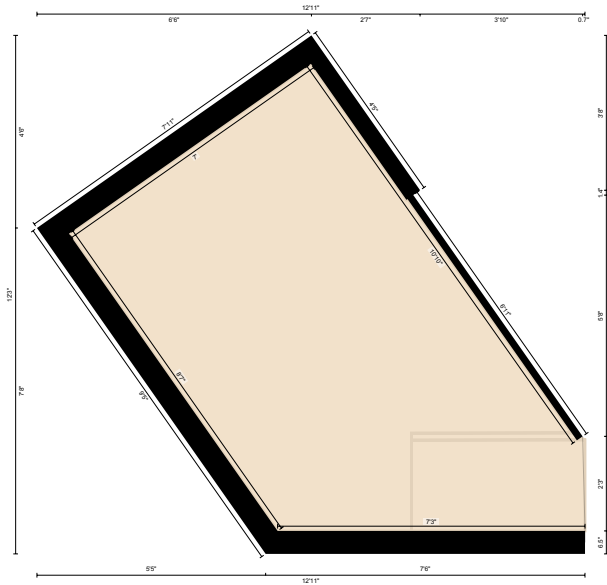


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Measurement Diagram for: Bedroom Loft

Exterior Wall Thickness: 6.5 in

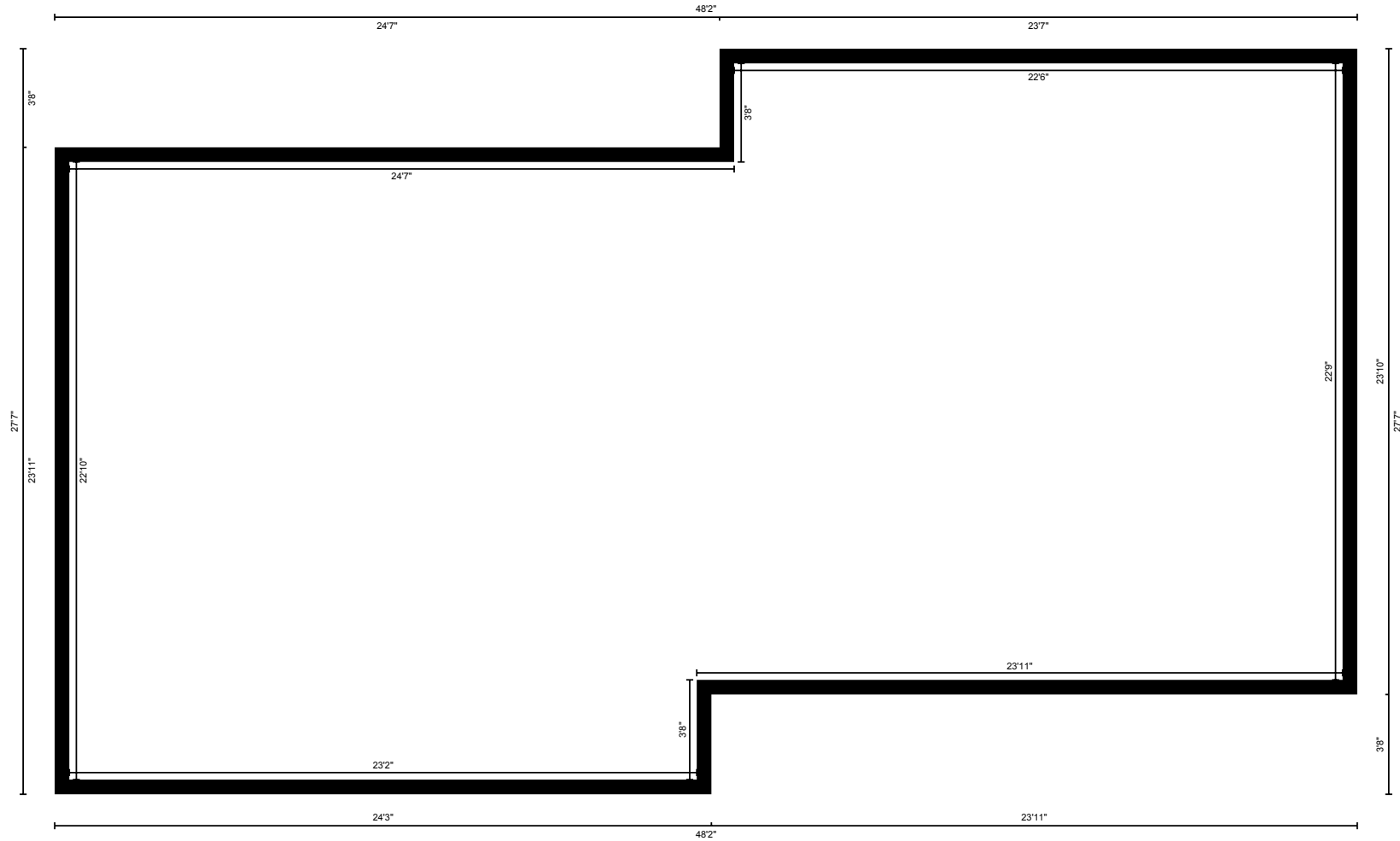


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Measurement Diagram for: 4 Car Garage

Exterior Wall Thickness: 6.5 in



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