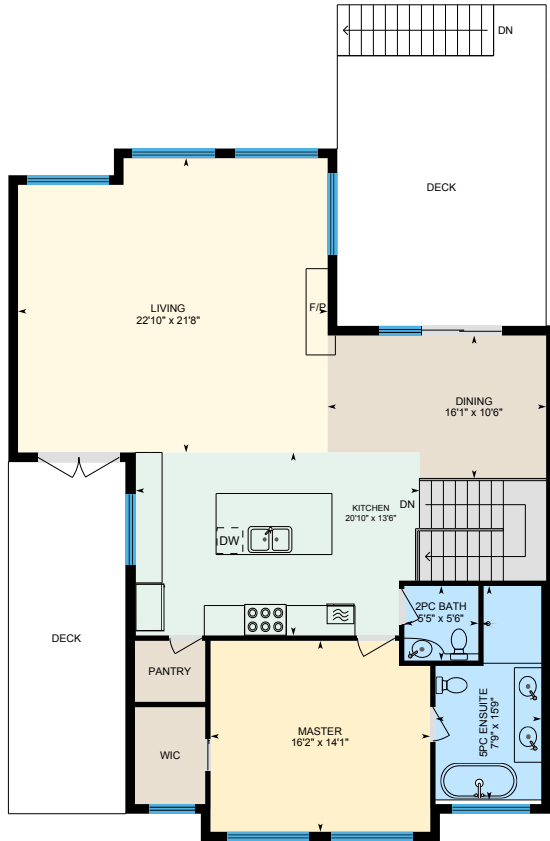


# 108 River's Bend Way, Dead Man's Flats, AB

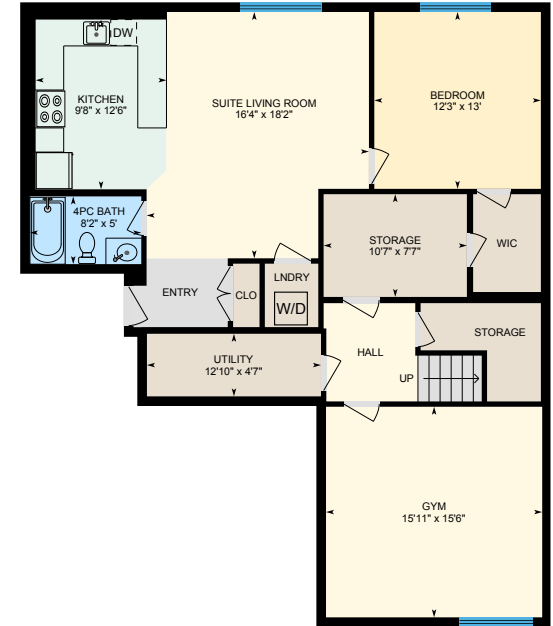
Main Building: Total Exterior Area Above Grade 3022 sq ft



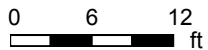
**Upper**  
Exterior Area 1551 sq ft



**Main Floor**  
Exterior Area 1471 sq ft



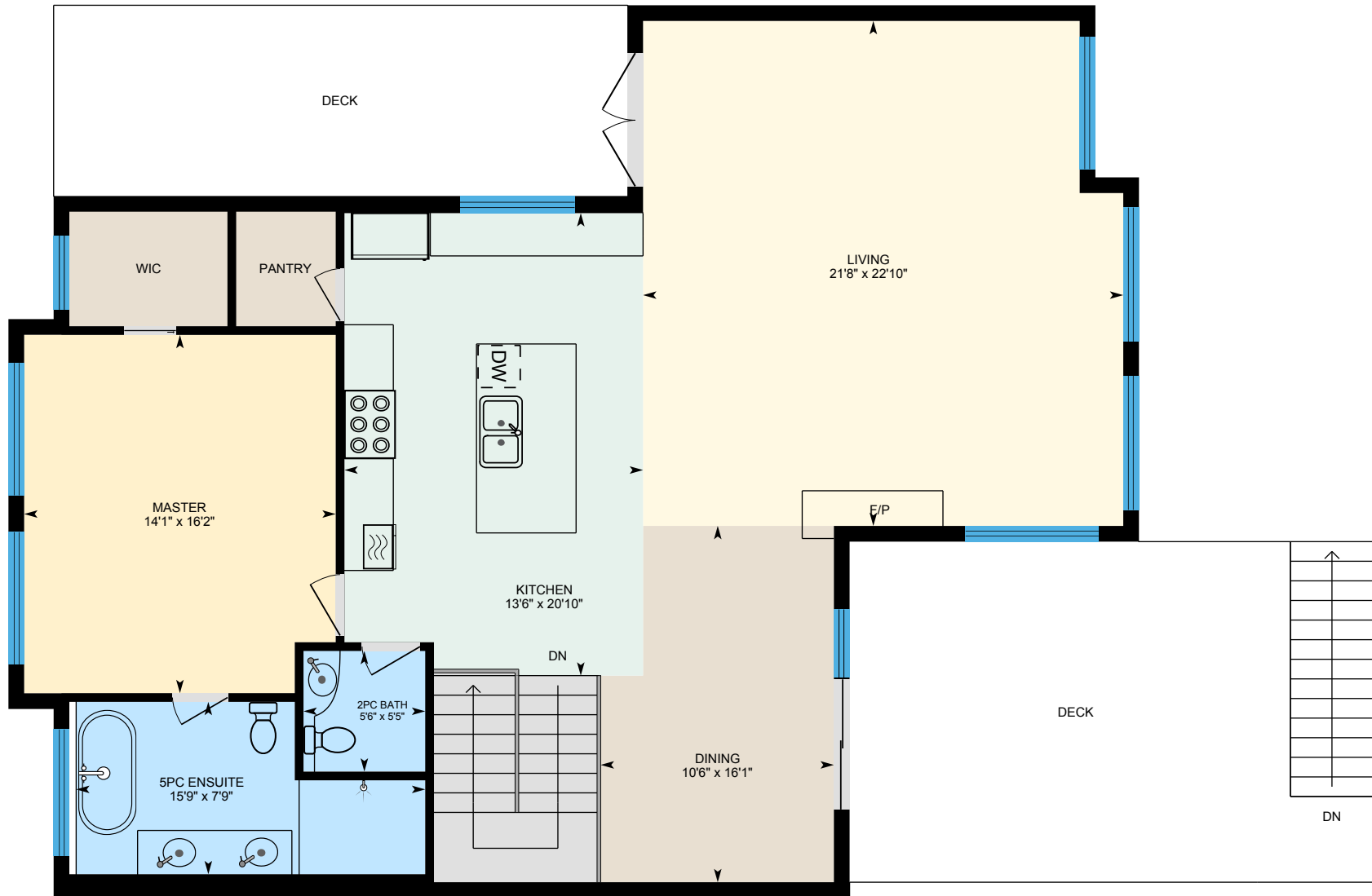
**Lower (Below Grade)**  
Exterior Area 1352 sq ft



PREPARED: May, 2020

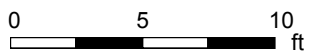
# 108 River's Bend Way, Dead Man's Flats, AB

Upper Total Exterior Area 1551 sq ft  
Total Interior Area 1424 sq ft



# 108 River's Bend Way, Dead Man's Flats, AB

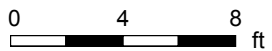
Main Floor Total Exterior Area 1471 sq ft  
Total Interior Area 1347 sq ft



PREPARED: May, 2020

# 108 River's Bend Way, Dead Man's Flats, AB

Lower Total Exterior Area 1352 sq ft  
Total Interior Area 1233 sq ft



PREPARED: May, 2020

# 108 River's Bend Way, Dead Man's Flats, 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

##### UPPER

2pc Bath: 5'5" x 5'6"  
5pc Ensuite: 7'9" x 15'9"  
Dining: 16'1" x 10'6"  
Kitchen: 20'10" x 13'6"  
Living: 22'10" x 21'8"  
Master: 16'2" x 14'1"

##### MAIN FLOOR

4pc Bath: 8'2" x 5'5"  
4pc Ensuite: 9'5" x 7'4"  
Bedroom: 12'3" x 13'7"  
Bedroom: 13'6" x 13'7"  
Bedroom: 12'4" x 13'7"  
Family: 20'6" x 15'  
Garage: 21'5" x 28'11"  
Laundry: 8'1" x 9'3"

##### LOWER

4pc Bath: 8'2" x 5'  
Bedroom: 12'3" x 13'  
Gym: 15'11" x 15'6"  
Kitchen: 9'8" x 12'6"  
Storage: 10'7" x 7'7"  
Suite Living Room: 16'4" x 18'2"  
Utility: 12'10" x 4'7"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### UPPER

Interior Area: 1424 sq ft  
Perimeter Wall Length: 180 ft  
Perimeter Wall Thickness: 8.5 in  
Exterior Area: 1551 sq ft

##### MAIN FLOOR

Interior Area: 1347 sq ft  
Excluded Area: 591 sq ft  
Perimeter Wall Length: 175 ft  
Perimeter Wall Thickness: 8.5 in  
Exterior Area: 1471 sq ft

##### LOWER (Below Grade)

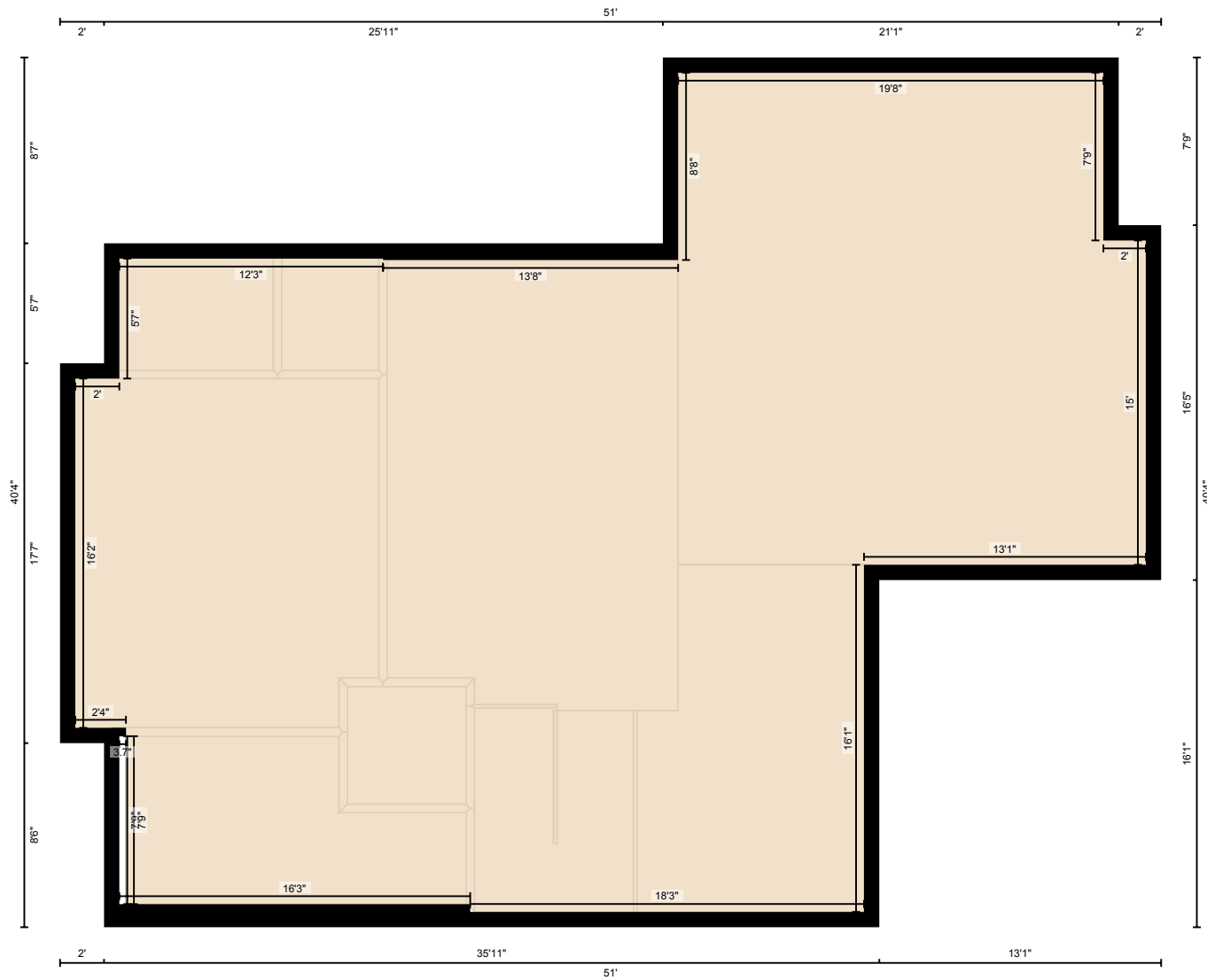
Interior Area: 1233 sq ft  
Perimeter Wall Length: 167 ft  
Perimeter Wall Thickness: 8.5 in  
Exterior Area: 1352 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 2771 sq ft  
Main Building Excluded: 591 sq ft  
**Main Building Exterior: 3022 sq ft**

# 108 River's Bend Way, Dead Man's Flats, AB

Measurement Diagram for: Upper  
Exterior Wall Thickness: 8.5 in



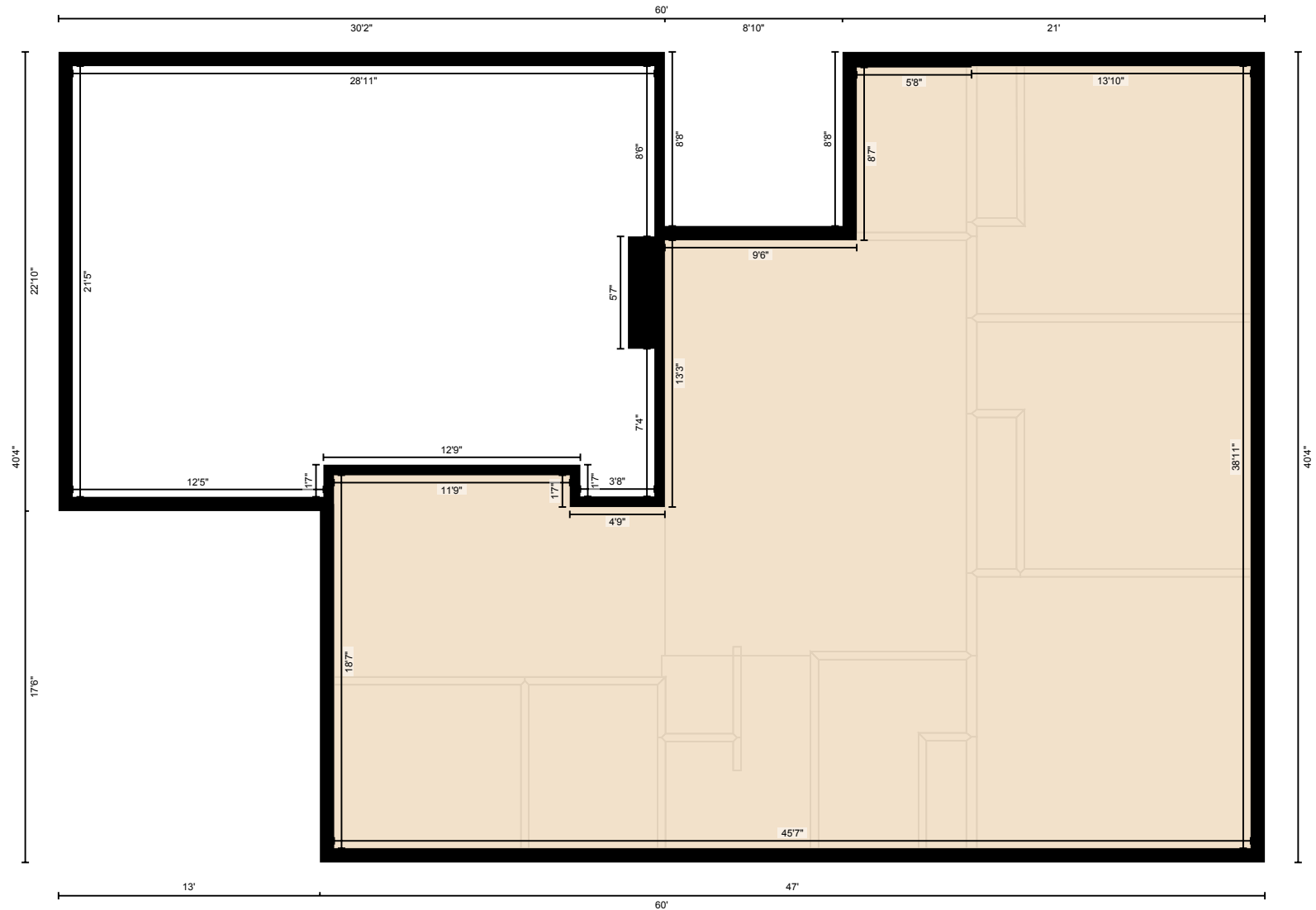
PREPARED: May, 2020

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 108 River's Bend Way, Dead Man's Flats, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 8.5 in

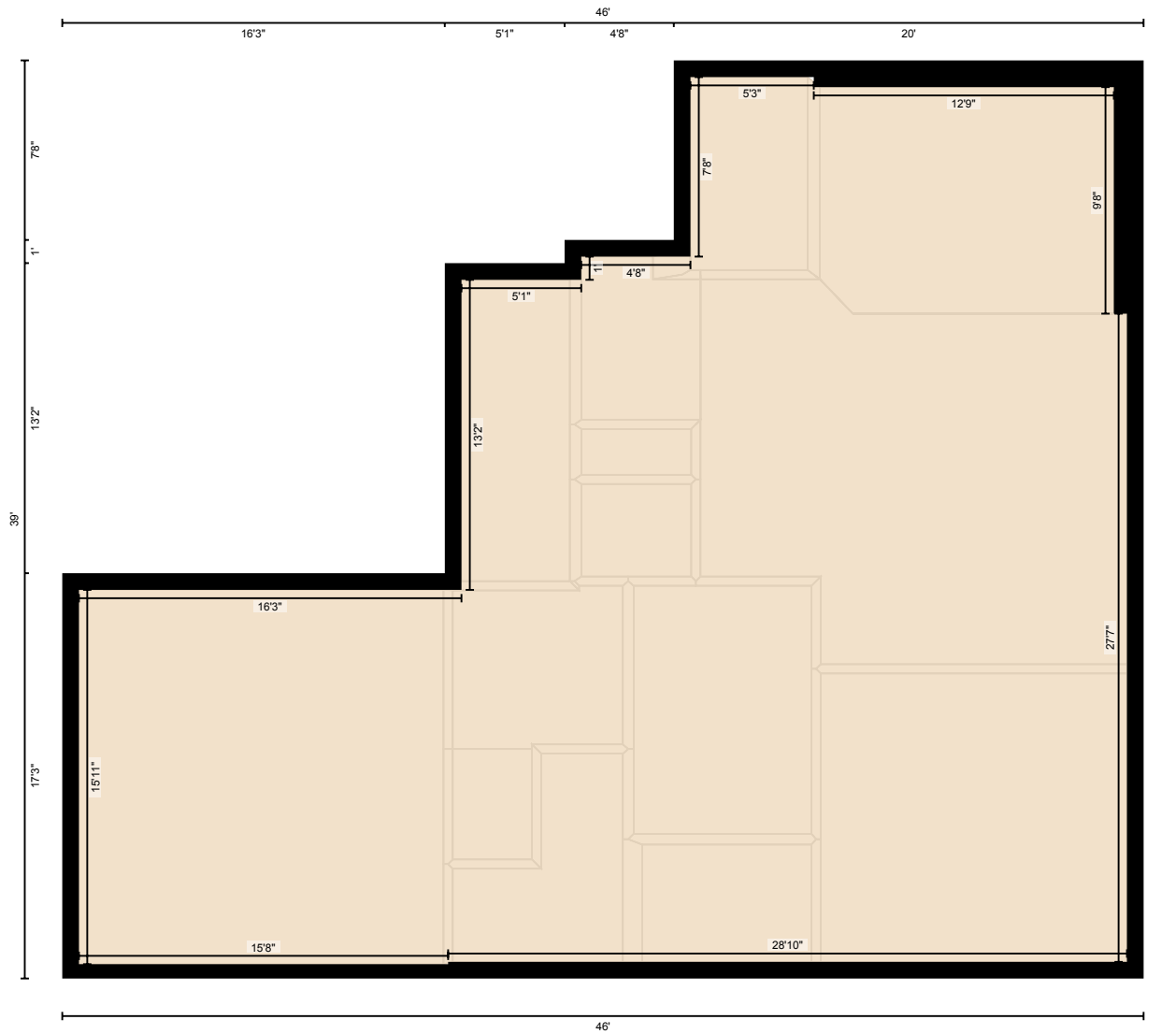


PREPARED: May, 2020

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 108 River's Bend Way, Dead Man's Flats, AB

Measurement Diagram for: Lower  
Exterior Wall Thickness: 8.5 in



PREPARED: May, 2020