

# 829 Silvertip Heights, Canmore, AB

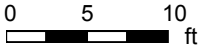
New Building: Total Exterior Area Above Grade 3262.92 sq ft



**Main Level**  
Exterior Area 1524.66 sq ft



**Upper Level**  
Exterior Area 1738.26 sq ft



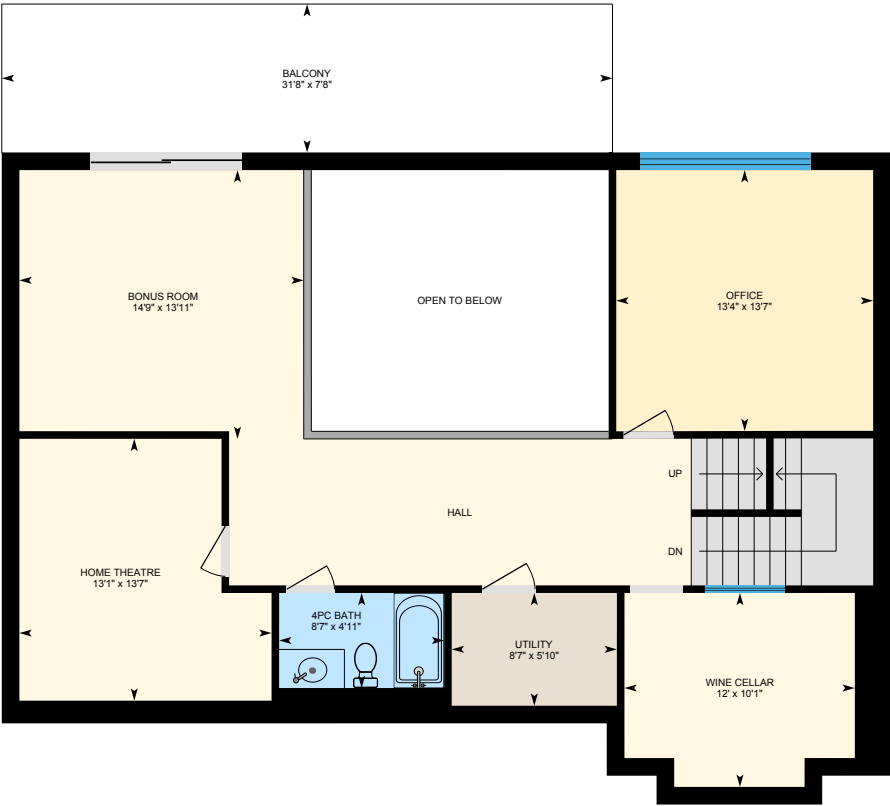
PREPARED: Feb 2021

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.

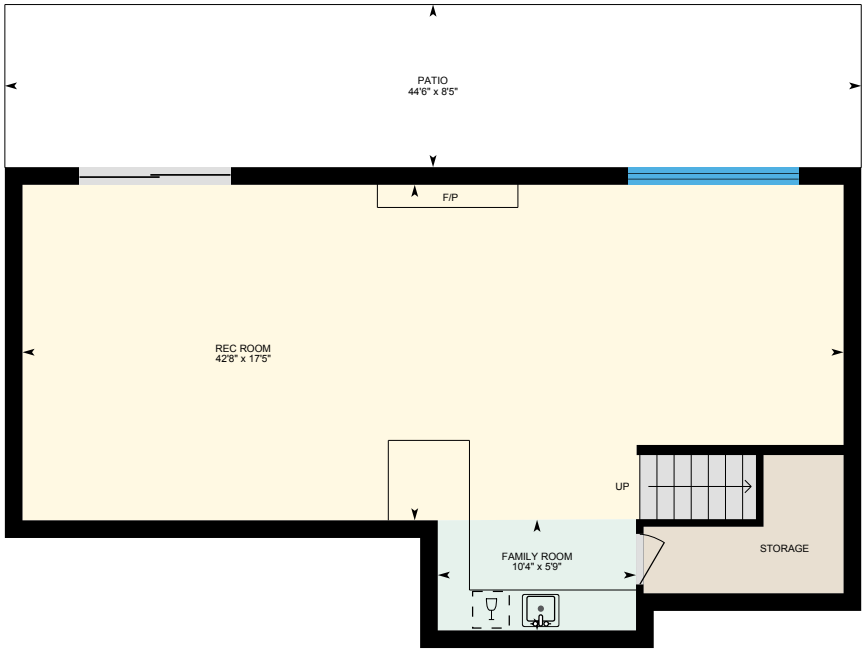


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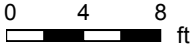
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**Lower Level (Below Grade)**  
Exterior Area 1191.69 sq ft

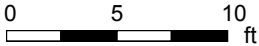


**Walkout Level (Below Grade)**  
Exterior Area 966.19 sq ft



# 829 Silvertip Heights, Canmore, AB

Main Level Total Exterior Area 1524.66 sq ft  
Total Interior Area 1383.11 sq ft



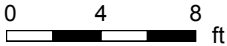
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Upper Level Total Exterior Area 1738.26 sq ft  
Total Interior Area 1545.97 sq ft



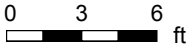
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# 829 Silvertip Heights, Canmore, AB

Lower Level Total Exterior Area 1191.69 sq ft  
Total Interior Area 1048.56 sq ft



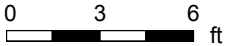
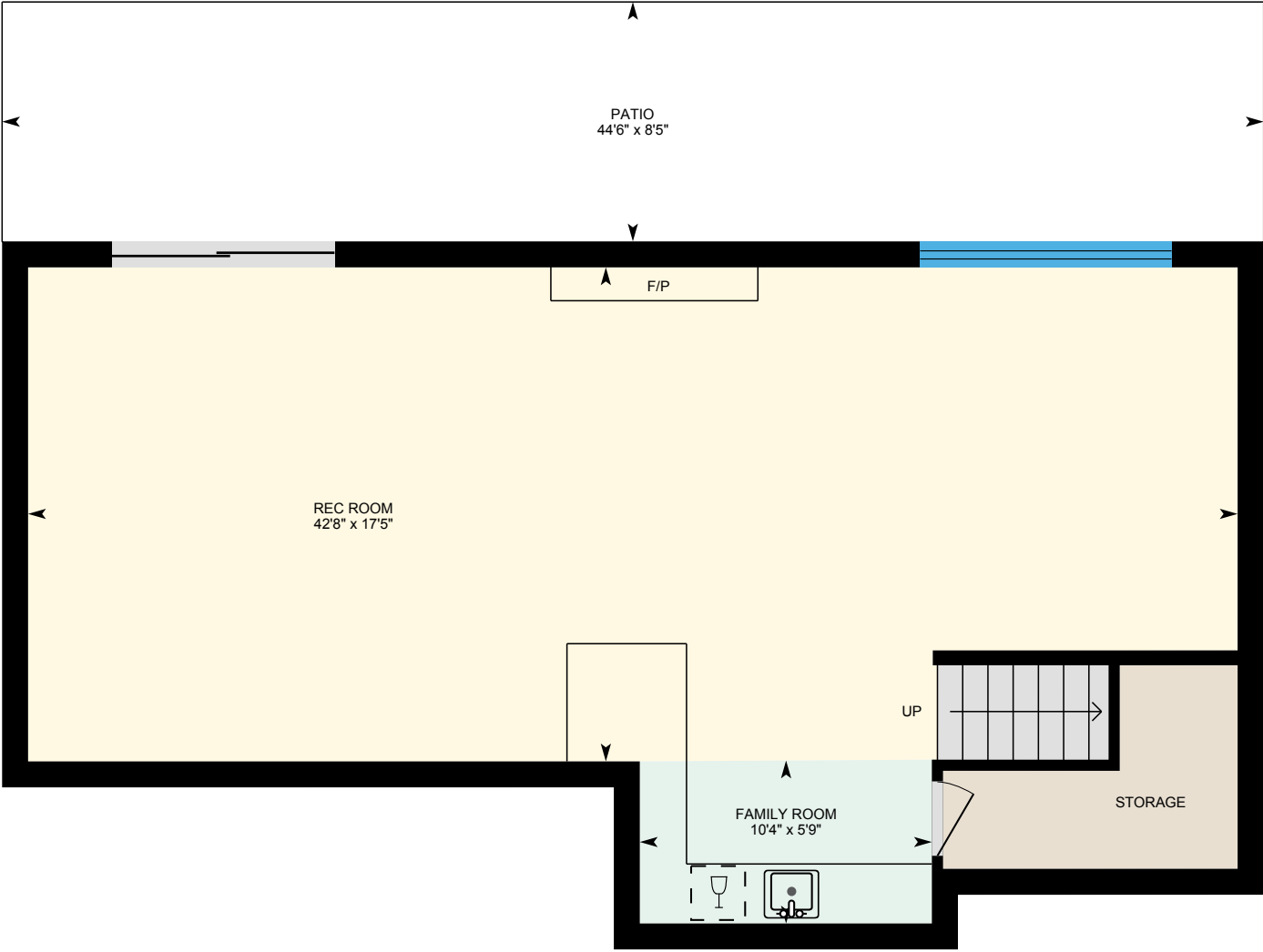
PREPARED: Feb 2021



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# 829 Silvertip Heights, Canmore, AB

Walkout Level Total Exterior Area 966.19 sq ft  
Total Interior Area 842.44 sq ft



PREPARED: Feb 2021



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# 829 Silvertip Heights, Canmore, 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.

#### New Building

##### MAIN LEVEL

3pc Bath: 8'11" x 5'  
Balcony: 31'2" x 7'6"  
Bedroom: 13'9" x 11'2"  
Dining: 12'7" x 19'  
Garage: 23' x 24'9"  
Great Room: 14'2" x 21'7"  
Kitchen: 17'7" x 19'  
Pantry: 8' x 8'7"

##### UPPER LEVEL

3pc Bath: 10'6" x 8'4"  
4pc Bath: 4'11" x 13'8"  
Balcony: 11'7" x 4'1"  
Bedroom: 14' x 13'8"  
Bedroom: 12'8" x 11'1"  
Ensuite: 13'4" x 13'8"  
Guest Suite: 13'11" x 16'3"  
Laundry: 7'3" x 6'11"  
Primary: 15'3" x 16'11"

##### LOWER LEVEL

4pc Bath: 8'7" x 4'11"  
Balcony: 31'8" x 7'8"  
Bonus Room: 14'9" x 13'11"  
Home Theatre: 13'1" x 13'7"  
Office: 13'4" x 13'7"

### 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.

#### New Building

##### MAIN LEVEL

Interior Area: 1383.11 sq ft  
Excluded Area: 477.09 sq ft  
Perimeter Wall Length: 155 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 1524.66 sq ft

##### UPPER LEVEL

Interior Area: 1545.97 sq ft  
Excluded Area: 61.18 sq ft  
Perimeter Wall Length: 210 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 1738.26 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 1048.56 sq ft  
Excluded Area: 209.42 sq ft  
Perimeter Wall Length: 156 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 1191.69 sq ft

##### WALKOUT LEVEL (Below Grade)

Interior Area: 842.44 sq ft  
Perimeter Wall Length: 135 ft  
Perimeter Wall Thickness: 11.0 in  
Exterior Area: 966.19 sq ft

# 829 Silvertip Heights, Canmore, AB

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## Property Details

### Room Measurements

Utility: 8'7" x 5'10"

Wine Cellar: 12' x 10'1"

### WALKOUT LEVEL

Family Room: 10'4" x 5'9"

Patio: 44'6" x 8'5"

Rec Room: 42'8" x 17'5"

### Floor Area Information

#### Total Above Grade Floor Area

New Building Interior: 2929.07 sq ft

New Building Excluded: 538.26 sq ft

**New Building Exterior: 3262.92 sq ft**



# 829 Silvertip Heights, Canmore, 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.

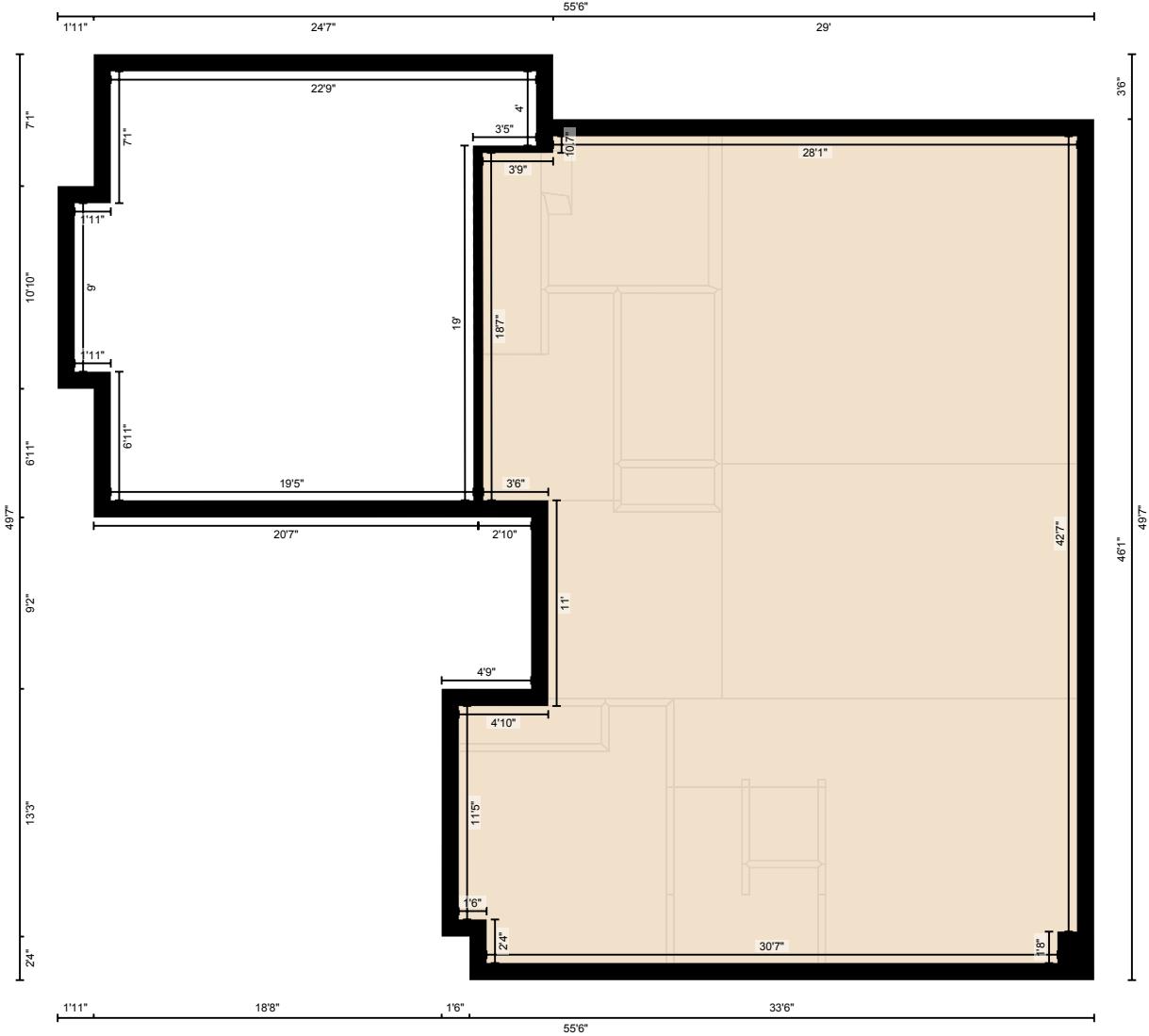
B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

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

# 829 Silvertip Heights, Canmore, AB

Measurement Diagram for: Main Level  
 Exterior Wall Thickness: 11.0 in

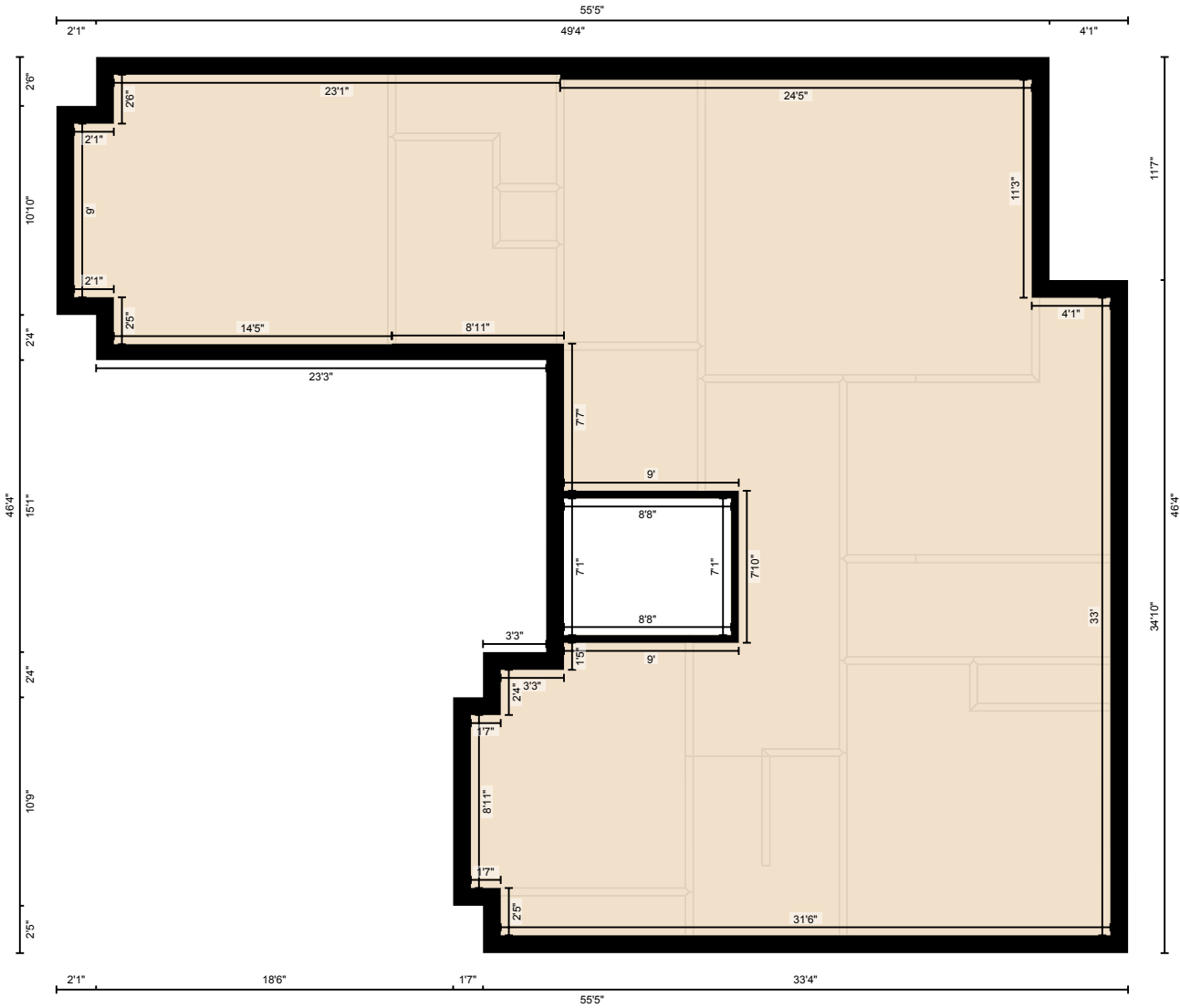


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# 829 Silvertip Heights, Canmore, AB

Measurement Diagram for: Upper Level  
Exterior Wall Thickness: 11.0 in



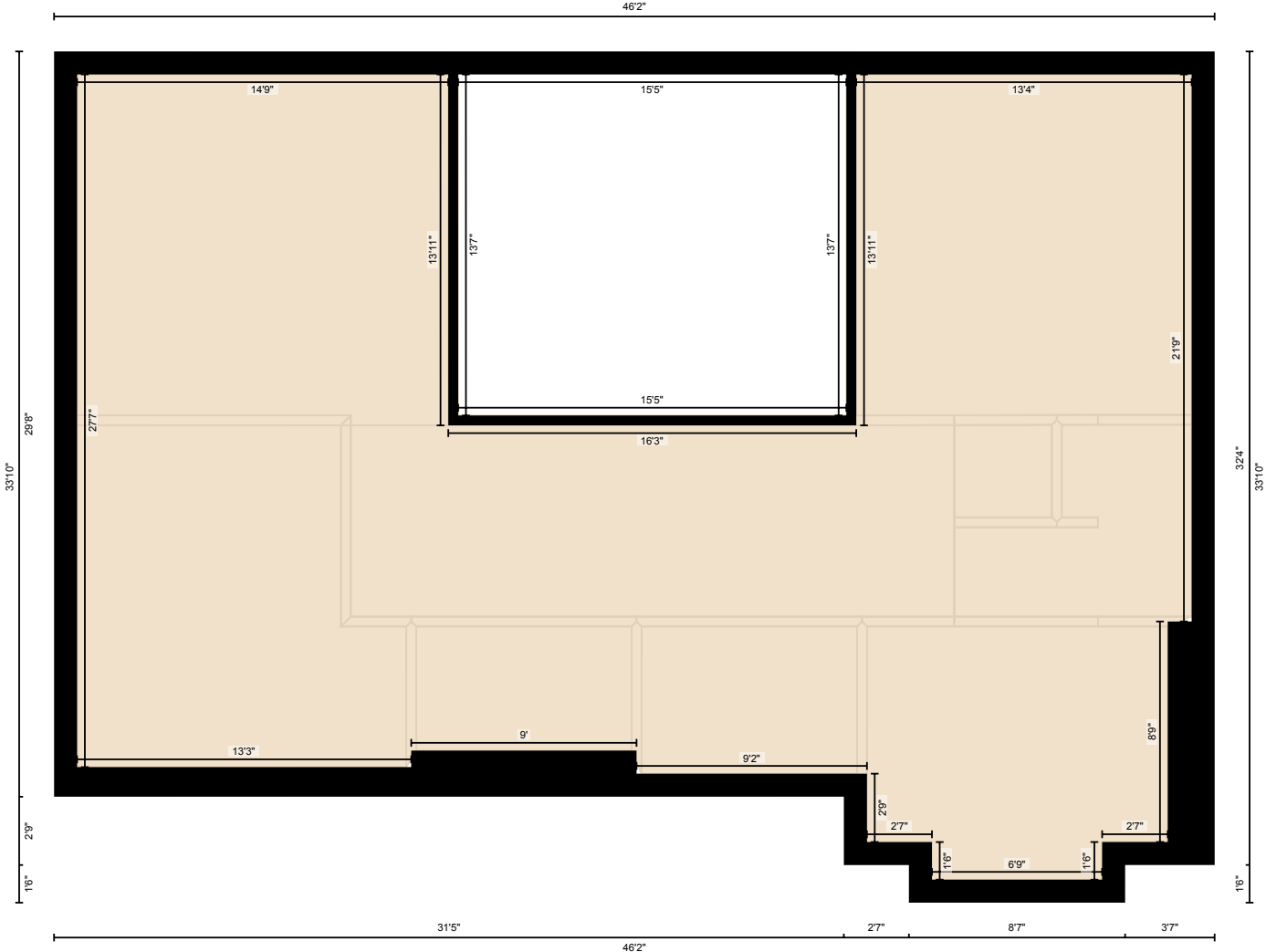
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# 829 Silvertip Heights, Canmore, AB

Measurement Diagram for: Lower Level  
Exterior Wall Thickness: 11.0 in

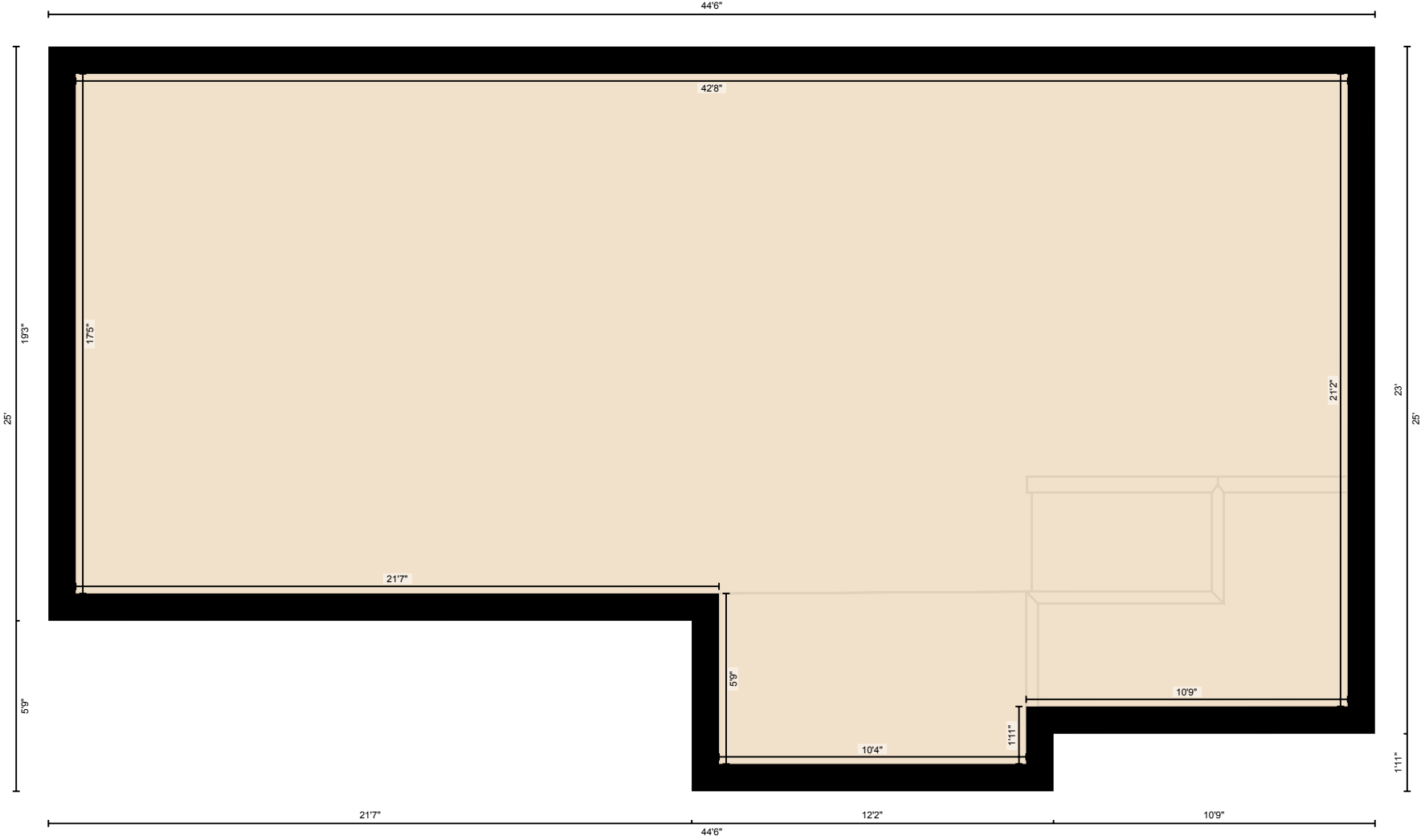


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Measurement Diagram for: Walkout Level  
Exterior Wall Thickness: 11.0 in



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