RESIDENTIAL
MEASUREMENT REPORT

URBAN
MEASURE | PHOTOS

Property / Order Information
Order Address - 408 Country Hills Court NW
City / Town - Calgary, Alberta
Date Completed - November 2, 2026
Customer Name - Josh Hamilton
Company Name - Century 21 Bamber Realty Ltd.
Exterior Wall Thickness - 2 x 6
Measurement Procedure - RECA RMS // Detached

4	3	2428.33

Exterior Total Measurements (RMS)
Main Level (AG) - 1,279.36 Sq.Ft. / 118.85 m2
Upper Level (AG) - 1,148.97 Sq.Ft. / 106.74 m2
Total Above Grade RMS Size - 2,428.33 Sq.Ft. / 225.59 m2

"Total Above Grade RMS Size"
to be used within your MLS® system

AG - Above Grade Level
BG - Below Grade Level

Room Dimensions // Main Level
Dominant Ceiling Height - 8'0" / 16'10"
Living Room - 13'4" x 11'11"
Family Room - 15'7" x 14'4"
Kitchen - 12'3" x 12'1"
Dining Room - 12'2" x 11'11"
Breakfast Nook - 10'8" x 9'9"
Foyer / Lobby - 6'8" x 6'1"
Den / Office - 12'1" x 9'1"
Laundry / Mud Room - 6'3" x 5'7"
2 pc. Bathroom - 5'6" x 4'11"
Deck - 24'6" x 11'8"
Garage - 21'4" / 27'0"L x 19'3"W
Garage Door - 16'0" x 7'0"
Garage Height - 9'0"

Room Dimensions // Upper Level
Dominant Ceiling Height - 8'0"
Primary Bedroom - 15'7" x 12'3"
Primary Closet - 12'3" x 4'6"
5 pc. Ensuite Bathroom - 11'5" x 9'2"
Bedroom Two - 11'9" x 10'0"
Bedroom Three - 10'10" x 9'3"
Bedroom Four - 15'6" x 12'11"
4 pc. Bathroom - 11'7" x 5'0"
Balcony - 11'8" x 4'8"

Bathroom Count // Pieces
1 - Two Piece
1 - Four Piece
1 - Five Piece (Ensuite)

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Measurements were completed by UrbanMeasure Inc. in accordance with the RECA Residential Measurement Standard (RMS) at the time of inspection. The above-grade RMS area is reported separately from below-grade and other supplementary areas. Room dimensions are approximate and are provided for reference. Read this report together with any accompanying plans and noted limitations. Liability to the client is limited in accordance with our terms and conditions of service. Third parties must independently verify areas and dimensions prior to reliance.

RESIDENTIAL
MEASUREMENT GUIDE

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UNDERSTANDING THE NUMBER

What the RMS tells you

Developed by the Real Estate Council of Alberta (RECA), the RMS is adopted by real estate boards for consistent square footage. It applies to detached and semi-detached homes, rowhouses, townhomes and apartment-style condos.

UrbanMeasure has contributed technical expertise, industry insight and illustrative diagrams through multiple RMS committees since the standard began.

CORE PRINCIPLES

01 Exterior measurement
Detached, semi-detached and townhomes use the exterior wall at the foundation.

02 Apartment-style condos
Measured along the interior perimeter at floor level, paint to paint.

03 Perimeter, not rooms
Total RMS size is based on the applicable perimeter, not added room dimensions.

04 Grade classification
Grade is assessed on a level plane across the home. If any part of a floor is below grade, the entire floor is below grade, even on a sloped lot.

05 Unfinished areas
Above-grade unfinished area counts in RMS and must be labeled unfinished. Below-grade unfinished area is excluded from basement totals.

06 Under 5 ft
Any area with less than 5 ft of ceiling height is excluded from RMS size.

WHAT RMS EXCLUDES

- Open-to-below / vaulted voids
- Attached or detached garages
- Decks and patios
- Fireplace cantilevers
- Nonqualifying cantilevers
- Areas below height requirements
- Unfinished crawlspaces
- Three-season / unserviced sunrooms

MORE FROM THE SAME PROPERTY VISIT

PACKAGE & SAVE

One visit. More done.

Bundle RMS with marketing floor plans, photography, video, drone, 360 tours, virtual staging, on-camera Realtor® intros and custom websites for better value.

DID YOU KNOW?

We offer architectural drafting for renovation planning: existing-condition blueprints and elevations to support permits, and 3D renderings to preview the space.

Skip the fancy bottle of wine. Give clients the gift of a clear vision of their new home's potential to make it their own.

Visit www.urbanmeasure.com for more information

TERMS & CONDITIONS Full policies and limitations: **urbanmeasure.com/legal/terms-of-service**

RMS reference: reca.ca/residential-measurement-standard/