

Property / Order Information

Order Address - 4404 Coy Road

City / Town - Invermere, Alberta

Date Completed - June 25, 2026

Customer Name - Kevin Thygesen

Company Name - REMAX Invermere

Exterior Wall Thickness - 2x4

Measurement Procedure - ANSI/BOMA Z76.5-2021

info@urbanmeasure.com

Calgary | Edmonton, AB

403.827.4420 | 587.598.4420

Toll Free : 1.844.504.4420

Total Measurements

Main Level (AG) - 1264.16 Sq.Ft.

Upper Level (AG) - 744.71 Sq.Ft.

Gross Living Area (GLA) - 2008.87 Sq.Ft.

AG - Above Grade Level

BG - Below Grade Level

Garage Suite (AG) - 562.08 Sq.Ft.

Ceiling Deductions (AG) - 192.43 Sq.Ft.

Total Measured Area - 2763.38 Sq.Ft.

Room Dimensions // Main Level

Dominant Ceiling Height - 7'10"

Living Room - 18'2" x 17'2"

Kitchen - 17'7" x 14'0"

Pantry - 4'9" x 4'6"

Dining Room - 13'6" x 11'10"

3 pc. Bath - 7'0" x 6'6"

Foyer - 11'2" x 11'2"

Utility Room - 11'4" x 4'7"

Lndry Room - 5'6" x 4'9"

2 pc. Bath - 5'5" x 4'10"

Room Dimensions // Out Buildings

Detached Garage - 22'11" x 19'3"

Garage Height - 8'1"

Garage Door Size - 9'0" x 7'0" (x2)

Garage Loft - 22'11" x 22'10"

Bathrooms Count // Pieces

1 x 2pc

1 x 3pc

1 x 4pc

Room Dimensions // Upper Level

Vault Height - 13'5"

Primary Bed - 11'4" x 11'3"

Bed 2 - 10'11" x 10'1"

Bed 3 - 11'6" x 9'1"

Bed 4 - 11'2" x 7'10"

Storage Closet - 7'10" x 4'6"

Loft - 11'4" x 8'0"

4 pc. Bath - 11'3" x 5'10"



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