



Measurement Report

Measurement Date	June 5, 2025
Client Name	Stephen Lau - RE/MAX Excellence
Property Address	169 Callaghan Dr SW, Edmonton, AB
Property Type	Single Family
Exterior Wall Thickness	13.5"
Measurement Equipment	Laser

Floor Area Totals

	Level	Metric (m ²)	Imperial (ft ²)
Main Floor	1	175.37	1887.67
Basement	B	156.49	1684.40
Total Above Ground RMS Area		175.37	1887.67

Room Dimensions

	Level	Metric (m)	Imperial (ft)
Living Room	1	4.73 x 9.05	15'6" x 29'8"
Dining Room	1	3.21 x 4.42	10'6" x 14'6"
Kitchen	1	3.21 x 4.74	10'6" x 15'7"
Office	1	2.49 x 1.53	8'2" x 5'0"
Laundry Room	1	3.68 x 2.37	12'1" x 7'9"
Primary Bedroom	1	3.69 x 6.08	12'1" x 19'11"
Bedroom 2	1	3.21 x 4.19	10'6" x 13'9"
Bedroom 3	B	3.69 x 4.04	12'1" x 13'3"
Flex Room	B	3.60 x 4.05	11'10" x 13'3"
Family Room	B	4.33 x 11.18	14'2" x 36'8"
Den	B	3.69 x 3.19	12'1" x 10'6"
Garage Door		2.41 x 4.89	7'11" x 16'1"
Garage		5.49 x 8.66	18'0" x 28'5"

Bathroom Count

	Level	Pieces
Bathroom 1	1	3
Bathroom 2(Ensuite)	1	3
Bathroom 3	B	4

Measuring Process

Measurements have been completed and verified using the RMS guidelines. Measurements were obtained using lasers for the interior areas.

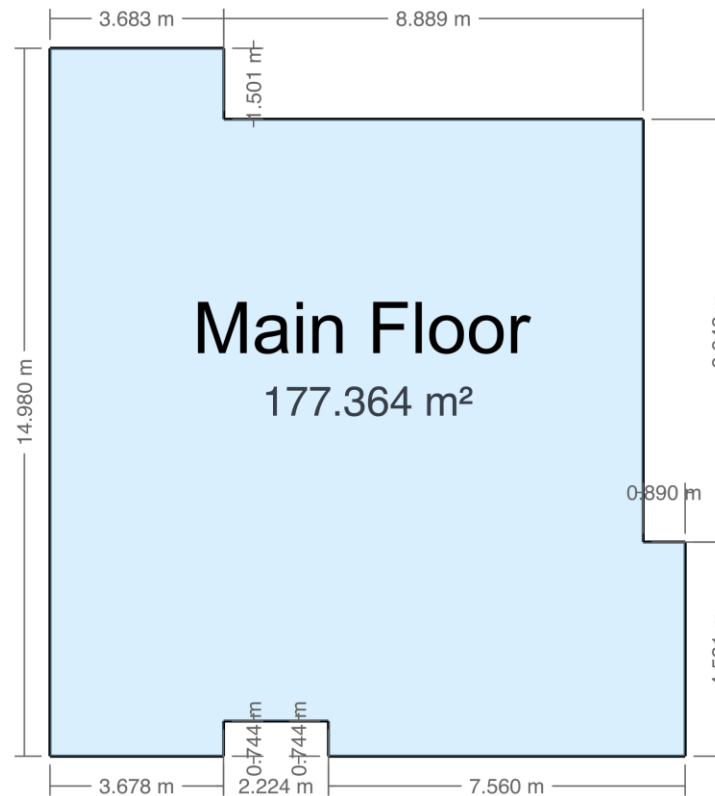
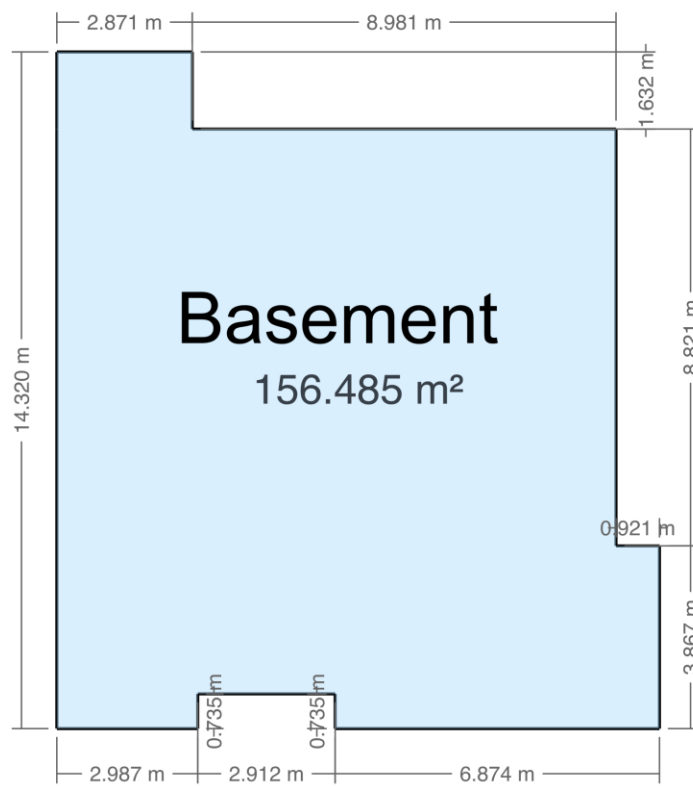
Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

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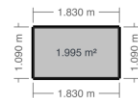
info@jcvisuals.ca

www.jcvisuals.ca

Schematics

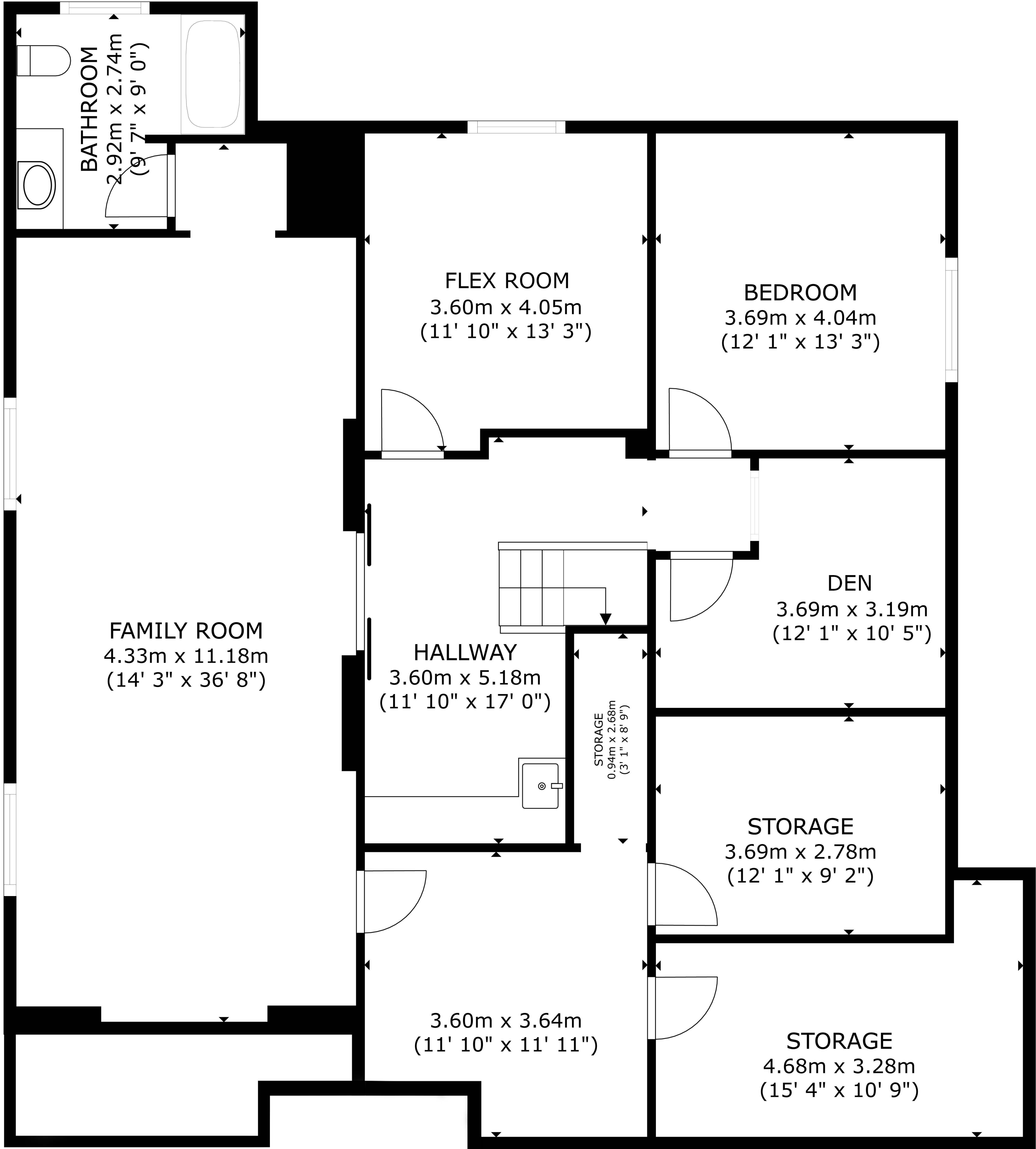


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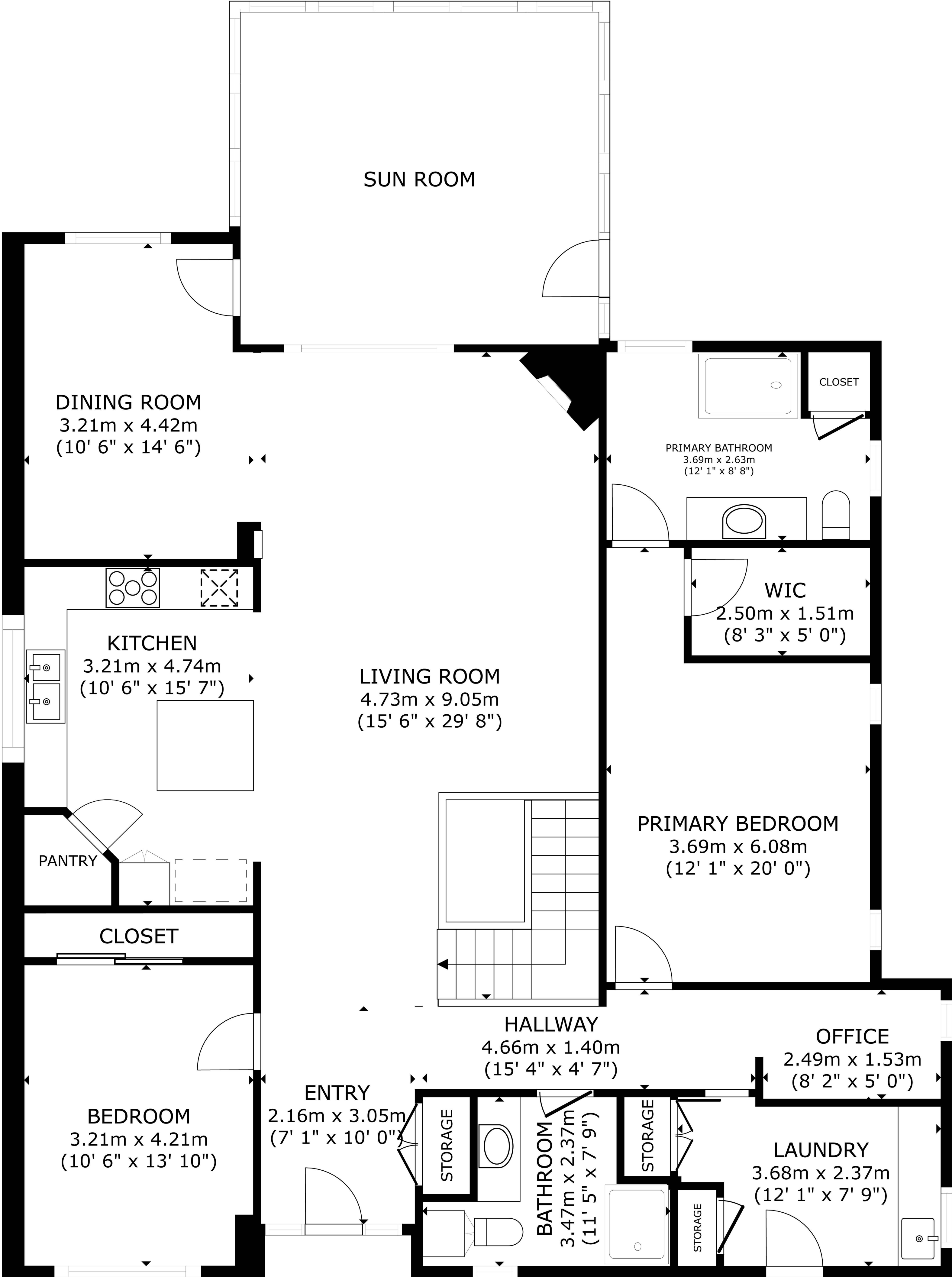


169 CALLAGHAN DRIVE SW
EDMONTON, AB

EXTERIOR WALL THICKNESS: 13.5"



BASEMENT
156.49 m²(1684 sq ft)



MAIN FLOOR
175.37 m²(1888 sq ft)

The floorplans and measurements are approximate within +/- 2% and are used for advertising usage only
May include unfinished area. Not suitable for architectural or construction use.