

Property / Order Information

Order Address - 199 Magnolia Way SE

City / Town - Calgary, Alberta

Date Completed - 7/8/2026

Company Name - Jayman Realty Inc.

Exterior Wall Thickness - 2 x 6

Measurement Procedure - RECA RMS // Detached

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Calgary | Edmonton, AB

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Total Measurements (RMS)

Main Level (AG) - 847.75 Sq.Ft. / 78.75 m2

Upper Level (AG) - 824.00 Sq.Ft. / 76.55 m2

Total Above Grade RMS Size - 1671.75 Sq.Ft. / 155.30 m2

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

AG - Above Grade Level
BG - Below Grade Level

Basement Developed Area (BG) - 734.96 Sq.Ft. / 68.28 m2

Basement Undeveloped Area (BG) - 109.04 Sq.Ft. / 10.13 m2

Total AG/BG Area - 2515.75 Sq.Ft. / 233.71 m2

Room Dimensions // Main Level

Dominant Ceiling Heights - 11'8" & 8'0"

Living Room - 17'5" x 13'0"

Kitchen - 14'11" x 11'4"

Dining Room - 13'5" x 10'0"

Foyer - 5'11" x 5'7"

Mud Room - 7'2" x 3'7"

2 pc. Bathroom - 4'11" x 4'8"

Deck - 7'5" x 3'9"

Patio - 35'9" x 17'11"

Service Patio - 11'4" x 8'5"

Porch - 7'1" x 7'0"

Detached Garage - (W) x (L) 30'6" x 20'4"

Garage Door One - (W) x (H) 16' x 8"

Garage Door Two - (W) x (H) 9' x 8"

Garage Ceiling Height - 9'7"

Detached Shed - 6'11" x 6'11"

Room Dimensions // Basement

Dominant Ceiling Heights - 11'3", 10'0" & 7'7"

Family Room - 14'4" x 10'1"

Lower Kitchen - 9'9" x 7'5"

Bedroom Four - 11'4" x 10'5"

Lower Laundry Room - 3'10" x 3'5"

4 pc. Bathroom - 8'5" x 5'11"

Utility Room - 9'7" x 9'3"

Bathroom Count // Pieces

1 - Two Piece

2 - Four Piece

1 - Five Piece (Ensuite)

Room Dimensions // Upper Level

Dominant Ceiling Height - 8'0"

Primary Bedroom - 12'5" x 12'3"

Walk in Closet - 5'9" x 4'10"

5 pc. Ensuite Bathroom - 18'5" x 6'1"

Bedroom Two - 10'10" x 9'6"

Bedroom Three - 11'3" x 8'11"

Laundry Room - 6'0" x 3'4"

4 pc. Bathroom - 8'5" x 4'11"



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RMS MEASURING | FLOOR PLANS | PHOTOS | MATTERPORT 3D | RENDERINGS | RENO PLANS | VIRTUAL STAGING

Disclaimer: All total Sq.Ft. measurements completed and insured by UrbanMeasure Inc. using the RMS Guide as prepared by your local board. Measurement Insurance provided is to be considered void without payment and/or altered in anyway. Total Sq.Ft. measurements are based on the area within the allowed perimeter of the home or condo, not by multiplying room sizes. They DO NOT include decks, patios, garages, vaulted "open to below" areas, and fireplace cantilevers. For more information on the residential measurement standard (RMS) please visit: <https://www.reca.ca>