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Property measurements insured accurate



Property / Order Information

Order Address - 94 Wolf Gate

City / Town - Okotoks, Alberta

Date Completed - March 4, 2026

Customer Name - Len Wong

Company Name - Len T. Wong & Associates Real Estate

Exterior Wall Thickness - 2x6

Measurement Procedure - RECA RMS // Semi-Detached

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Total Measurements (RMS)

Main Level (AG) - 741.18 Sq.Ft. / 68.85 m2

Upper Level (AG) - 753.24 Sq.Ft. / 69.98 m2

Total Above Grade RMS Size - 1494.42 Sq.Ft. / 138.83 m2

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

AG - Above Grade Level

BG - Below Grade Level

Undeveloped Basement Area (BG) - 741.18 Sq.Ft. / 68.85 m2

Total AG/BG Area - 2235.60 Sq.Ft. / 207.68 m2

Room Dimensions // Main Level

Dominant Ceiling Height - 9'

Living Room - 13'11" x 12'9"

Kitchen - 14'4" x 9'9"

Dining Room - 12'2" x 7'10"

Foyer - 6'0" x 4'4"

Mudroom - 6'11" x 3'3"

2 pc. Bathroom - 5'2" x 4'11"

Deck - 10'10" x 10'6"

Room Dimensions // Upper Level

Dominant Ceiling Height - 8'

Primary Bedroom - 13'3" x 12'4"

Primary Closet - 6'10" x 5'5"

3 pc. Ensuite Bathroom - 8'11" x 4'11"

Bedroom Two - 13'0" x 10'8"

4 pc. Ensuite Bathroom - 8'8" x 5'3"

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

Room Dimensions // Undeveloped Basement

Dominant Ceiling Height - 8'

Main Basement - 24'7" x 18'3"

Utility/Storage Area - 17'11" x 9'10"

Bathroom Count // Pieces

1 - Two Piece

1 - Three Piece (Ensuite)

1 - Four Piece (Ensuite)



E&O Insured

Over 70,000 properties measured

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>

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