

Property / Order Information

Order Address - 91 Hawkley Valley Road NW

City / Town - Calgary, Alberta

Date Completed - March 4, 2026

Customer Name - Len T Wong

Company Name - Len T Wong & Associates Real Estate

Exterior Wall Thickness - 2 x 6

Measurement Procedure - RECA RMS // Detached

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Exterior Total Measurements (RMS)

Main Level (AG) - 1147.72 Sq.Ft. / 106.62 m2

Upper Level (AG) - 810.73 Sq.Ft. / 75.32 m2

Total Above Grade RMS Size - 1958.45 Sq.Ft. / 181.94 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) - 997.95 Sq.Ft. / 92.71 m2

Basement Undeveloped Area (BG) - 89.47 Sq.Ft. / 8.31 m2

Total AG/BG Area - 3045.87 Sq.Ft. / 282.96 m2

Room Dimensions // Main Level

Dominant Ceiling Height - 8'0" / Vaulted (11'10")

Living Room - 16'6" x 11'9"

Family Room - 15'6" x 12'5"

Kitchen - 18'6" x 11'5"

Dining Room - 12'6" x 10'0"

Foyer / Lobby - 5'3" x 4'0"

Laundry / Mud Room - 13'0" x 6'0"

2pc. Bathroom - 7'1" x 4'4"

Deck - 15'11" x 7'11"

Garage - 23'4"L x 21'4"W

Garage Door - 16'0" x 7'0"

Garage Height - 9'9"

Room Dimensions // Basement

Dominant Ceiling Height - 7'10"

Lower Family Room - 29'10" x 15'5"

Lower Kitchen - 10'10" x 10'0"

Flex Room - 13'10" x 13'8"

Laundry Room / 3pc. Bathroom - 11'1" x 5'8"

Utility Room - 12'1" x 5'8"

Patio - 30'0" x 13'0"

Bathroom Count // Pieces

1 - Two Piece

1 - Three Piece

1 - Four Piece (Ensuite)

1 - Five Piece

Room Dimensions // Upper Level

Dominant Ceiling Height - 8'0"

Primary Bedroom - 13'5" x 11'9"

4pc. Ensuite Bathroom - 10'2" x 7'10"

Bedroom Two - 13'7" x 10'2"

Bedroom Three - 10'5" x 9'8"

5pc. Bathroom - 7'10" x 7'5"



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