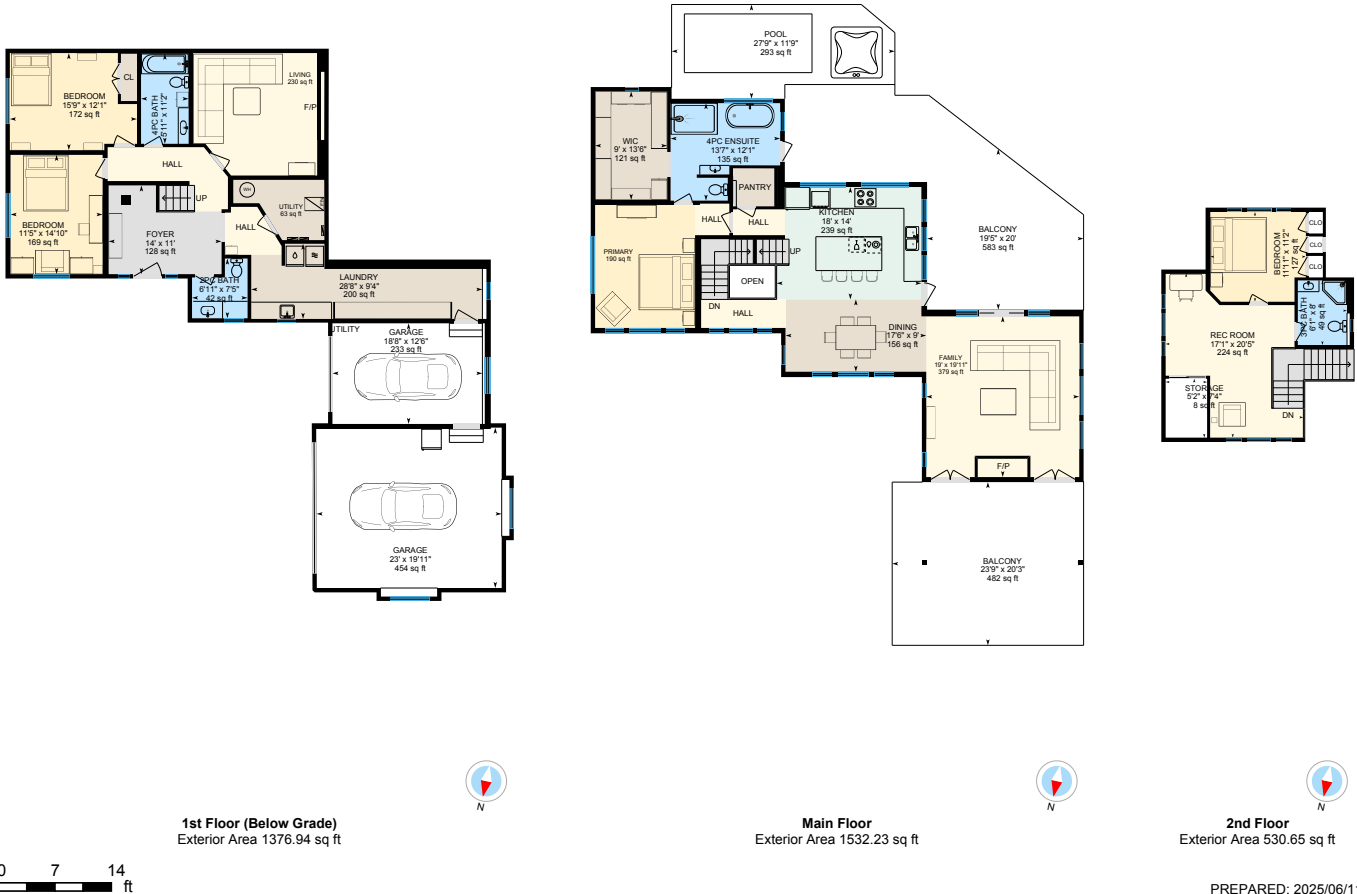


# 118 Cairns Landing, Canmore, AB

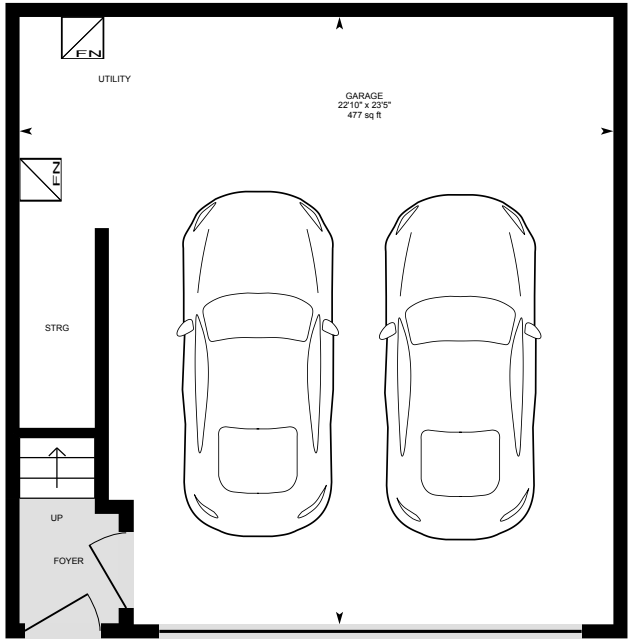
Main Building: Total Exterior Area Above Grade 2062.88 sq ft



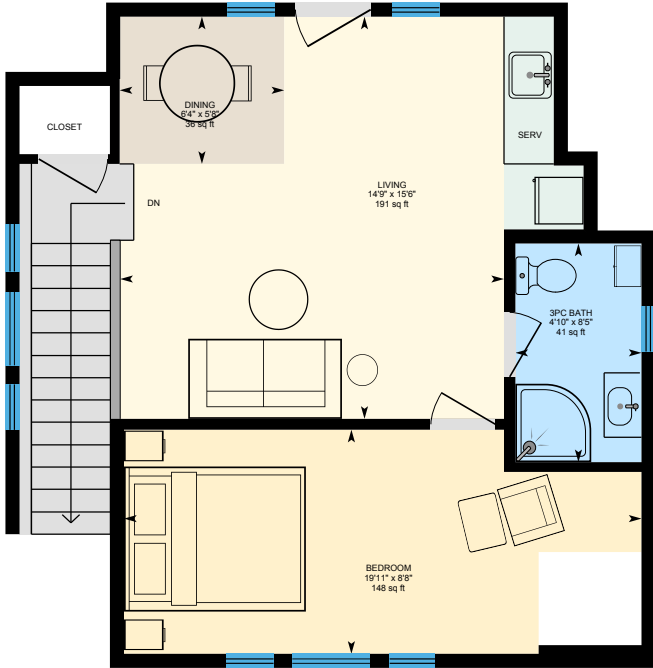
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 118 Cairns Landing, Canmore, AB

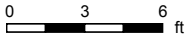
Guest House: Total Exterior Area Above Grade 559.05 sq ft



Guest House Lower Garage (Below Grade)



Guest House Main



PREPARED: 2025/06/11

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 118 Cairns Landing, Canmore, AB

1st Floor (Below Grade) Exterior Area 1376.94 sq ft  
Interior Area 1276.82 sq ft  
Excluded Area 735.38 sq ft



0 5 10  
ft

PREPARED: 2025/06/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 118 Cairns Landing, Canmore, AB

**Main Floor** Exterior Area 1532.23 sq ft  
Interior Area 1414.11 sq ft  
Excluded Area 23.11 sq ft



0 6 12  
ft

PREPARED: 2025/06/11

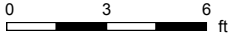
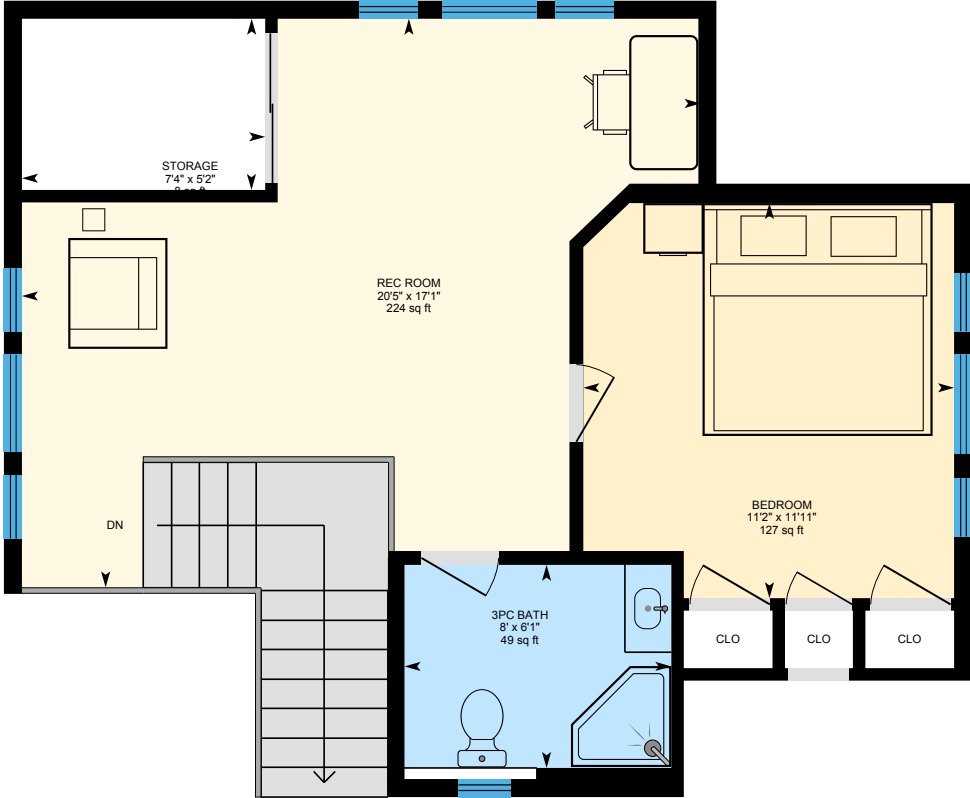


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 118 Cairns Landing, Canmore, AB

**2nd Floor** Exterior Area 530.65 sq ft  
Interior Area 475.72 sq ft  
Excluded Area 51.75 sq ft



PREPARED: 2025/06/11

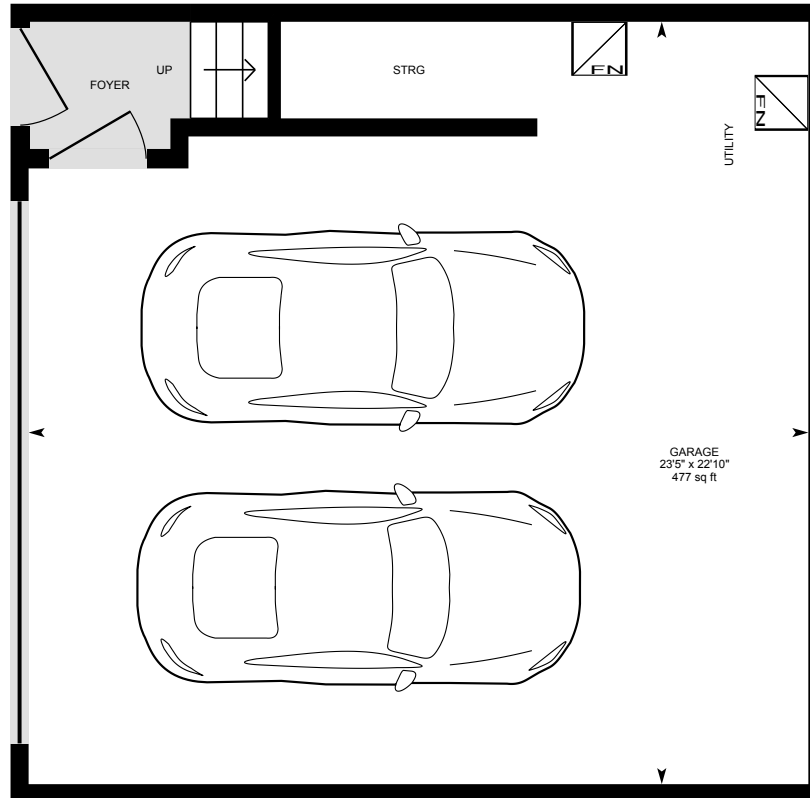


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



## 118 Cairns Landing, Canmore, AB

**Guest House Lower Garage (Below Grade)** Exterior Area 37.54 sq ft  
Interior Area 17.79 sq ft  
Excluded Area 547.66 sq ft



0 2 4 ft

PREPARED: 2025/06/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 118 Cairns Landing, Canmore, AB

Guest House Main Exterior Area 559.05 sq ft  
Interior Area 507.59 sq ft  
Excluded Area 23.32 sq ft



0 2 4 ft

PREPARED: 2025/06/11



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 118 Cairns Landing, Canmore, AB

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). 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.

#### Main Building

##### 1ST FLOOR

2pc Bath: 6'11" x 7'5" | 42 sq ft  
4pc Bath: 5'11" x 11'2" | 66 sq ft  
Bedroom: 11'5" x 14'10" | 169 sq ft  
Bedroom: 15'9" x 12'1" | 172 sq ft  
Foyer: 14' x 11' | 128 sq ft  
Garage: 18'8" x 12'6" | 233 sq ft  
Garage: 23' x 19'11" | 454 sq ft  
Laundry: 28'8" x 9'4" | 200 sq ft  
Living: 16'4" x 15'3" | 230 sq ft  
Utility: 11'4" x 7'6" | 63 sq ft

##### MAIN FLOOR

4pc Ensuite: 13'7" x 12'1" | 135 sq ft  
Balcony: 19'5" x 20' | 583 sq ft  
Balcony: 23'9" x 20'3" | 482 sq ft  
Dining: 17'6" x 9' | 156 sq ft  
Family: 19' x 19'11" | 379 sq ft  
Kitchen: 18' x 14' | 239 sq ft  
Pool: 27'9" x 11'9" | 293 sq ft  
Primary: 12'5" x 15'3" | 190 sq ft  
Wic: 9' x 13'6" | 121 sq ft

##### 2ND FLOOR

3pc Bath: 6'1" x 8' | 49 sq ft  
Bedroom: 11'11" x 11'2" | 127 sq ft  
Rec Room: 17'1" x 20'5" | 224 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### 1ST FLOOR (Below Grade)

Interior Area: 1276.82 sq ft  
Excluded Area: 735.38 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1376.94 sq ft

##### MAIN FLOOR

Interior Area: 1414.11 sq ft  
Excluded Area: 23.11 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1532.23 sq ft

##### 2ND FLOOR

Interior Area: 475.72 sq ft  
Excluded Area: 51.75 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 530.65 sq ft

#### Guest House

##### GUEST HOUSE LOWER GARAGE (Below Grade)

Interior Area: 17.79 sq ft  
Excluded Area: 547.66 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 37.54 sq ft

# 118 Cairns Landing, Canmore, AB

## Property Details

### Room Measurements

Storage: 5'2" x 7'4" | 8 sq ft

#### Guest House

##### GUEST HOUSE LOWER GARAGE

Garage: 22'10" x 23'5" | 477 sq ft

##### GUEST HOUSE MAIN

3pc Bath: 4'10" x 8'5" | 41 sq ft

Bedroom: 19'11" x 8'8" | 148 sq ft

Dining: 6'4" x 5'8" | 36 sq ft

Living: 14'9" x 15'6" | 191 sq ft

### Floor Area Information

#### GUEST HOUSE MAIN

Interior Area: 507.59 sq ft

Excluded Area: 23.32 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 559.05 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1889.83 sq ft

Excluded Area: 74.85 sq ft

Exterior Area: 2062.88 sq ft

#### Total Above Grade Floor Area, Guest House

Interior Area: 507.59 sq ft

Excluded Area: 23.32 sq ft

Exterior Area: 559.05 sq ft

Customer Name: Christopher Vincent

Customer Company: Sotheby's International Realty Canada

Prepared: Jun 11, 2025

Total Above Grade Floor Area, Main Building

Exterior Area: 2062.88 sq ft

Total Main Building: 3439.82 sq ft

Total Above Grade Floor Area, Guest House

Exterior Area: 559.05 sq ft

Total Guest House: 1144.25 sq ft

## 118 Cairns Landing, Canmore, AB

### iGUIDE Method of Measurement

#### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

#### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

#### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

#### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

#### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

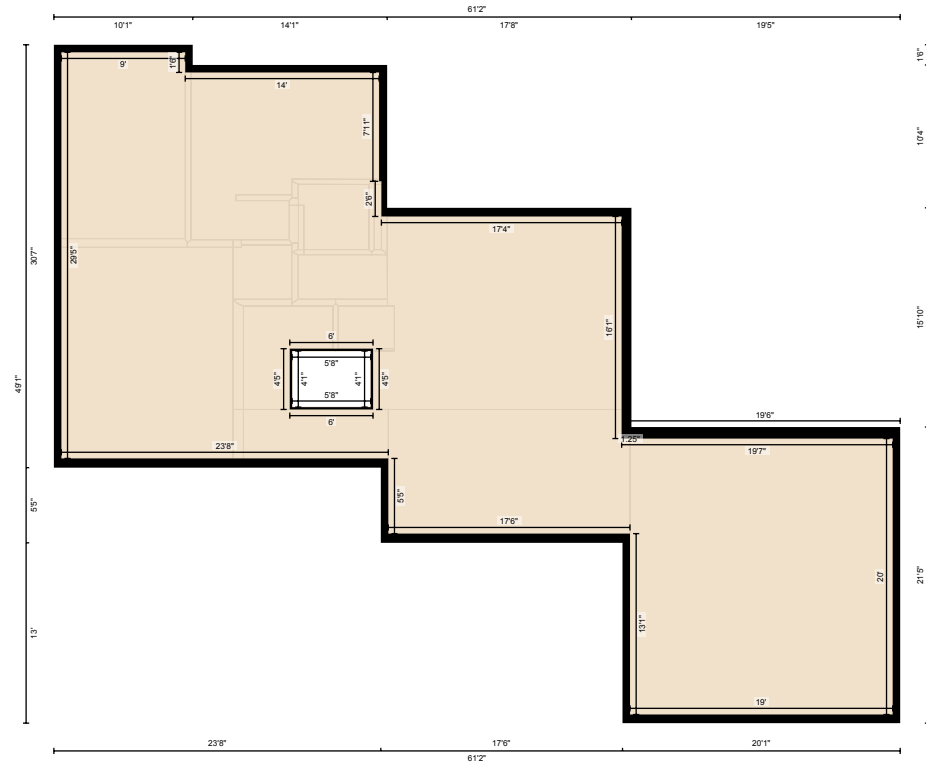
**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



## 118 Cairns Landing, Canmore, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

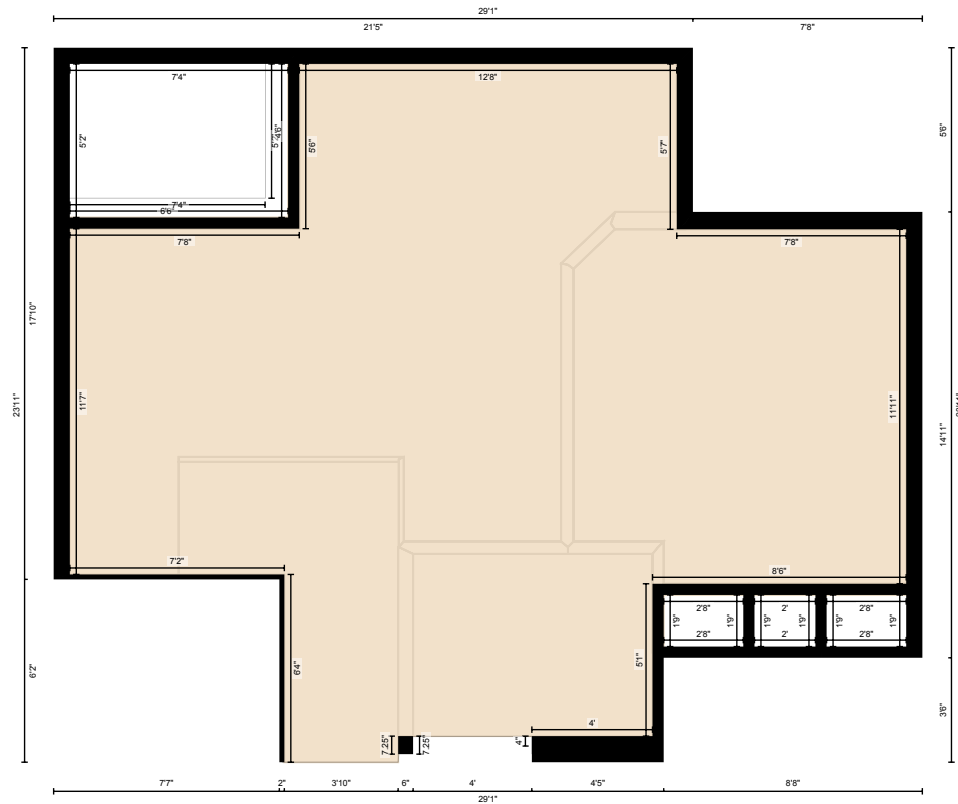


PREPARED: 2025/06/11

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## 118 Cairns Landing, Canmore, AB

Measurement Diagram for: 2nd Floor  
Exterior Wall Thickness: 6.5 in



PREPARED: 2025/06/11

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





