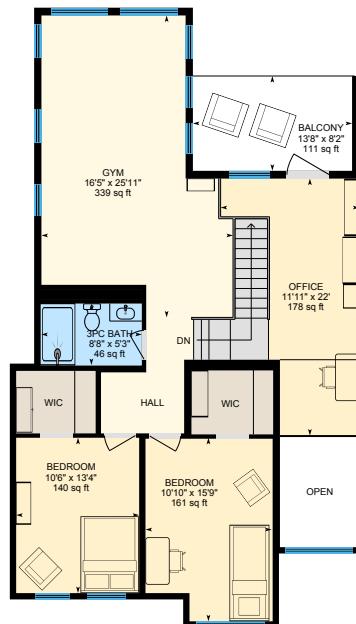


# 258 Grizzly Crescent, Canmore, AB

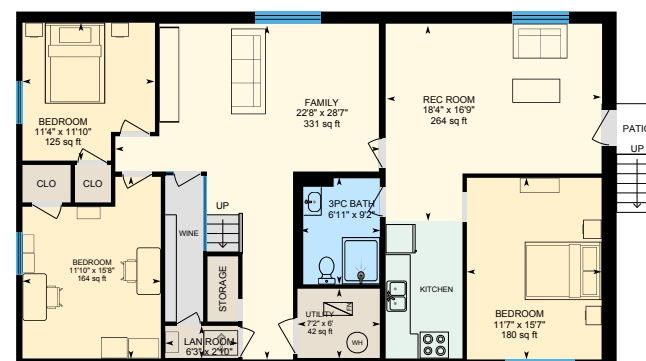
Main Building: Total Exterior Area Above Grade 2987.99 sq ft



**Main Floor**  
Exterior Area 1792.63 sq ft



**2nd Floor**  
Exterior Area 1195.36 sq ft



**Basement (Below Grade)**  
Exterior Area 1511.79 sq ft

0 7 14  
ft



PREPARED: 2026/09/17

# 258 Grizzly Crescent, Canmore, AB

## Site Plan



0 11 22  
ft

PREPARED: 2026/09/17



# 258 Grizzly Crescent, Canmore, AB

**Main Floor** Exterior Area 1792.63 sq ft  
Excluded Area 471.85 sq ft



0 5 10  
ft

PREPARED: 2026/09/17



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.

# 258 Grizzly Crescent, Canmore, AB

**2nd Floor** Exterior Area 1195.36 sq ft  
Excluded Area 64.58 sq ft



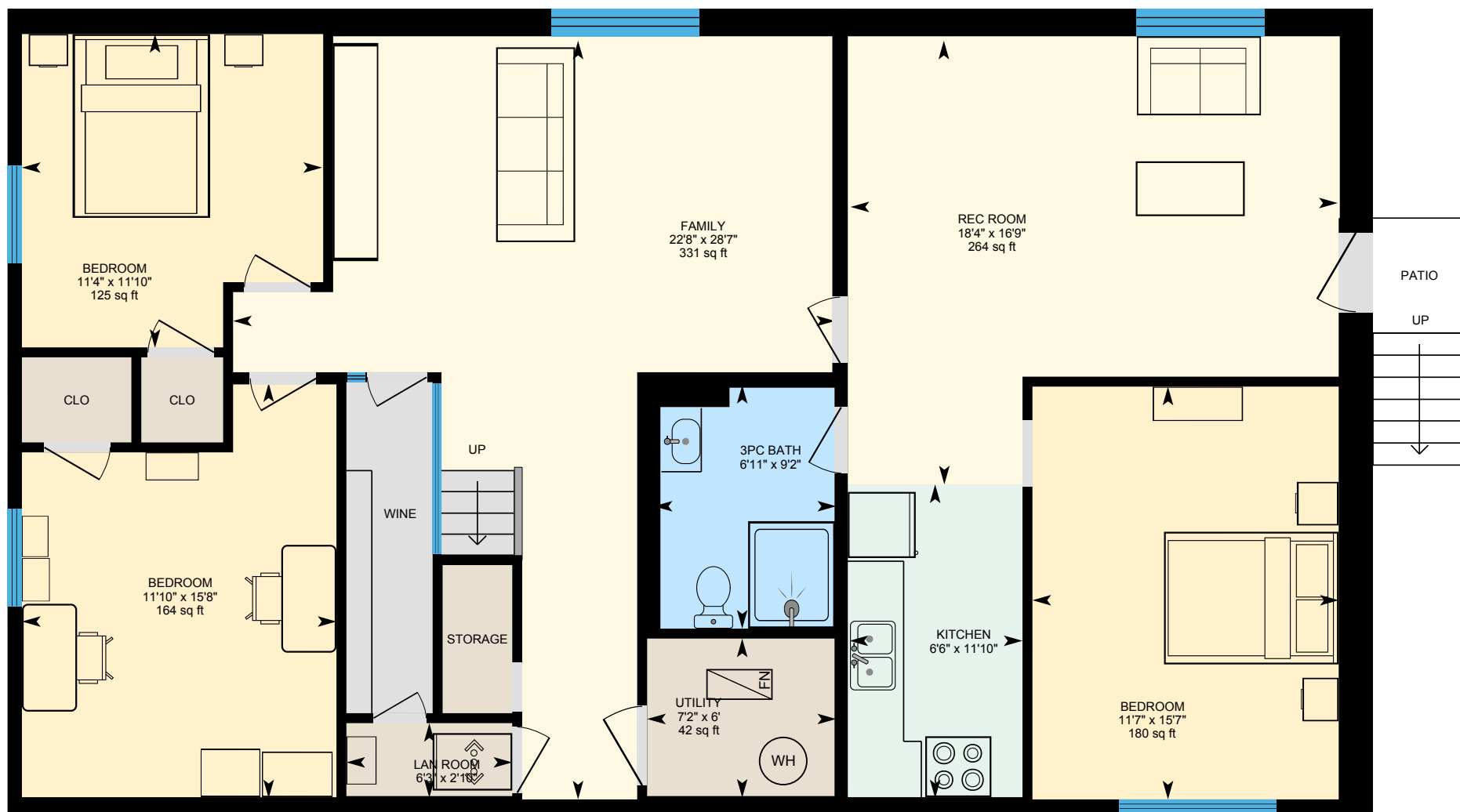
0 4 8 ft

PREPARED: 2026/09/17



# 258 Grizzly Crescent, Canmore, AB

Basement (Below Grade) Exterior Area 1511.79 sq ft



0 3 6 ft

PREPARED: 2026/09/17

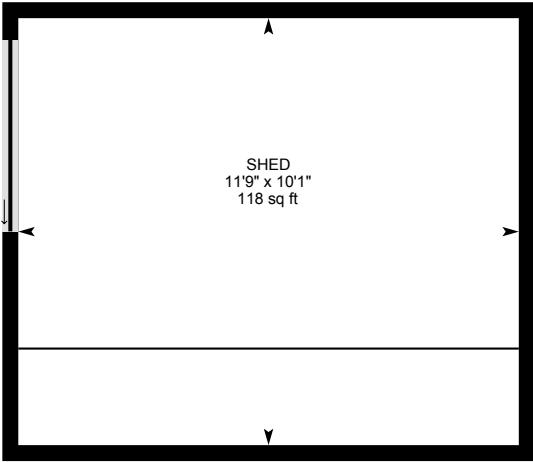


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 258 Grizzly Crescent, Canmore, AB

Storage Excluded Area 118.20 sq ft



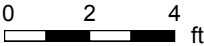
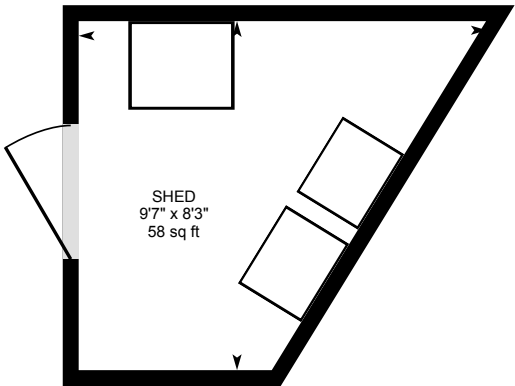
0 2 4 ft

PREPARED: 2026/09/17



# 258 Grizzly Crescent, Canmore, AB

Storage Excluded Area 57.96 sq ft



PREPARED: 2026/09/17



# 258 Grizzly Crescent, 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

##### MAIN FLOOR

1pc En: 4'5" x 3'5" | 13 sq ft  
4pc Bath: 7'1" x 7'4" | 45 sq ft  
4pc Ensuite: 9'7" x 12'5" | 118 sq ft  
Bedroom: 9'2" x 12'2" | 112 sq ft  
Deck: 20'11" x 9'11" | 203 sq ft  
Dining: 16'3" x 13'4" | 217 sq ft  
Foyer: 6'10" x 20'1" | 131 sq ft  
Garage: 21'11" x 23' | 445 sq ft  
Kitchen: 16' x 10'9" | 171 sq ft  
Laundry: 18' x 9'11" | 138 sq ft  
Living: 14'11" x 17'3" | 242 sq ft  
Primary: 19'4" x 17'6" | 289 sq ft

##### 2ND FLOOR

3pc Bath: 8'8" x 5'3" | 46 sq ft  
Balcony: 13'8" x 8'2" | 111 sq ft  
Bedroom: 10'6" x 13'4" | 140 sq ft  
Bedroom: 10'10" x 15'9" | 161 sq ft  
Gym: 16'5" x 25'11" | 339 sq ft  
Office: 11'11" x 22' | 178 sq ft

##### BASEMENT

3pc Bath: 6'11" x 9'2" | 58 sq ft  
Bedroom: 11'10" x 15'8" | 164 sq ft  
Bedroom: 11'7" x 15'7" | 180 sq ft  
Bedroom: 11'4" x 11'10" | 125 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

##### MAIN FLOOR

Interior Area: 1676.60 sq ft  
Excluded Area: 471.85 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1792.63 sq ft

##### 2ND FLOOR

Interior Area: 1105.99 sq ft  
Excluded Area: 64.58 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1195.36 sq ft

##### BASEMENT (Below Grade)

Interior Area: 1425.65 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1511.79 sq ft

### Storage

#### STORAGE

All space is excluded

# 258 Grizzly Crescent, Canmore, AB

## Property Details

### Room Measurements

Family: 22'8" x 28'7" | 331 sq ft  
Kitchen: 6'6" x 11'10"  
Lan Room: 6'3" x 2'10"  
Rec Room: 18'4" x 16'9" | 264 sq ft  
Utility: 7'2" x 6' | 42 sq ft

### Storage

STORAGE  
Shed: 10'1" x 11'9" | 118 sq ft

### Storage 2

STORAGE  
Shed: 8'3" x 9'7" | 58 sq ft

### Floor Area Information

#### Storage 2

STORAGE

All space is excluded

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

Exterior Area: 2987.99 sq ft

#### Total Above Grade Floor Area, Storage

Excluded Area: 118.20 sq ft

#### Total Above Grade Floor Area, Storage 2

Excluded Area: 57.96 sq ft

Customer Name: Christopher Vincent  
Customer Company: Sotheby's International Realty Canada  
Prepared: Sep 17, 2026

BASEMENT (Below Grade)  
Interior Area: 1425.65 sq ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 1511.79 sq ft

Total Above Grade Floor Area, Main Building  
Exterior Area: 2987.99 sq ft

# 258 Grizzly Crescent, 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.

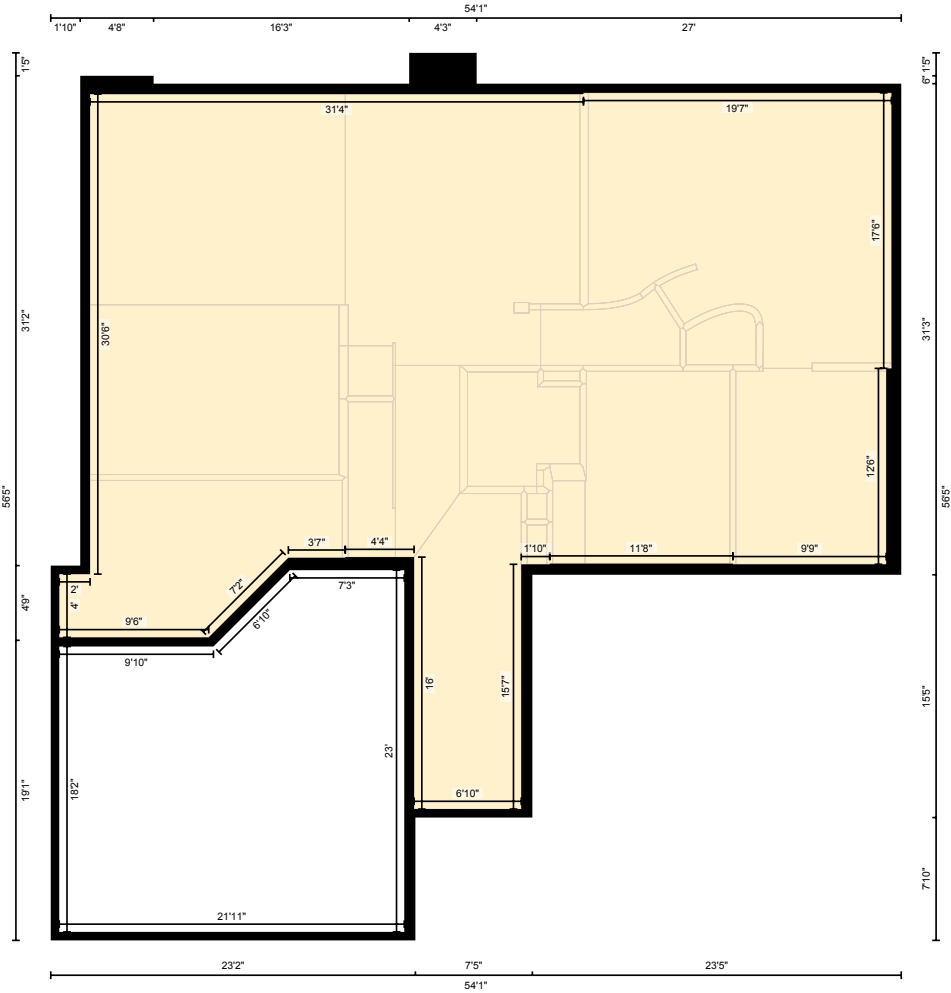
### More Information About the Standards

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

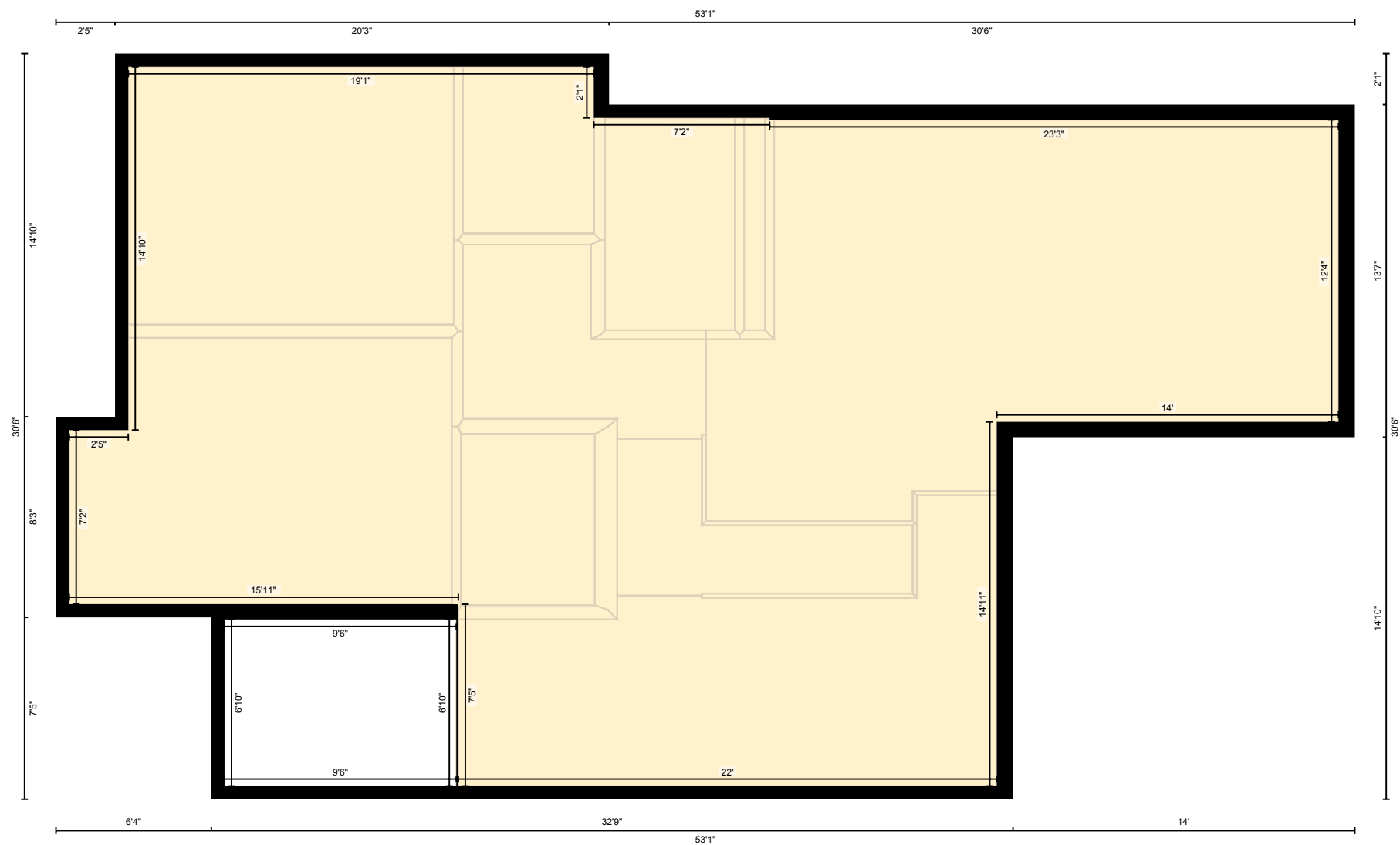
**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>

# 258 Grizzly Crescent, Canmore, AB

Measurement Diagram for: Main Floor  
Exterior Wall Thickness: 6.5 in

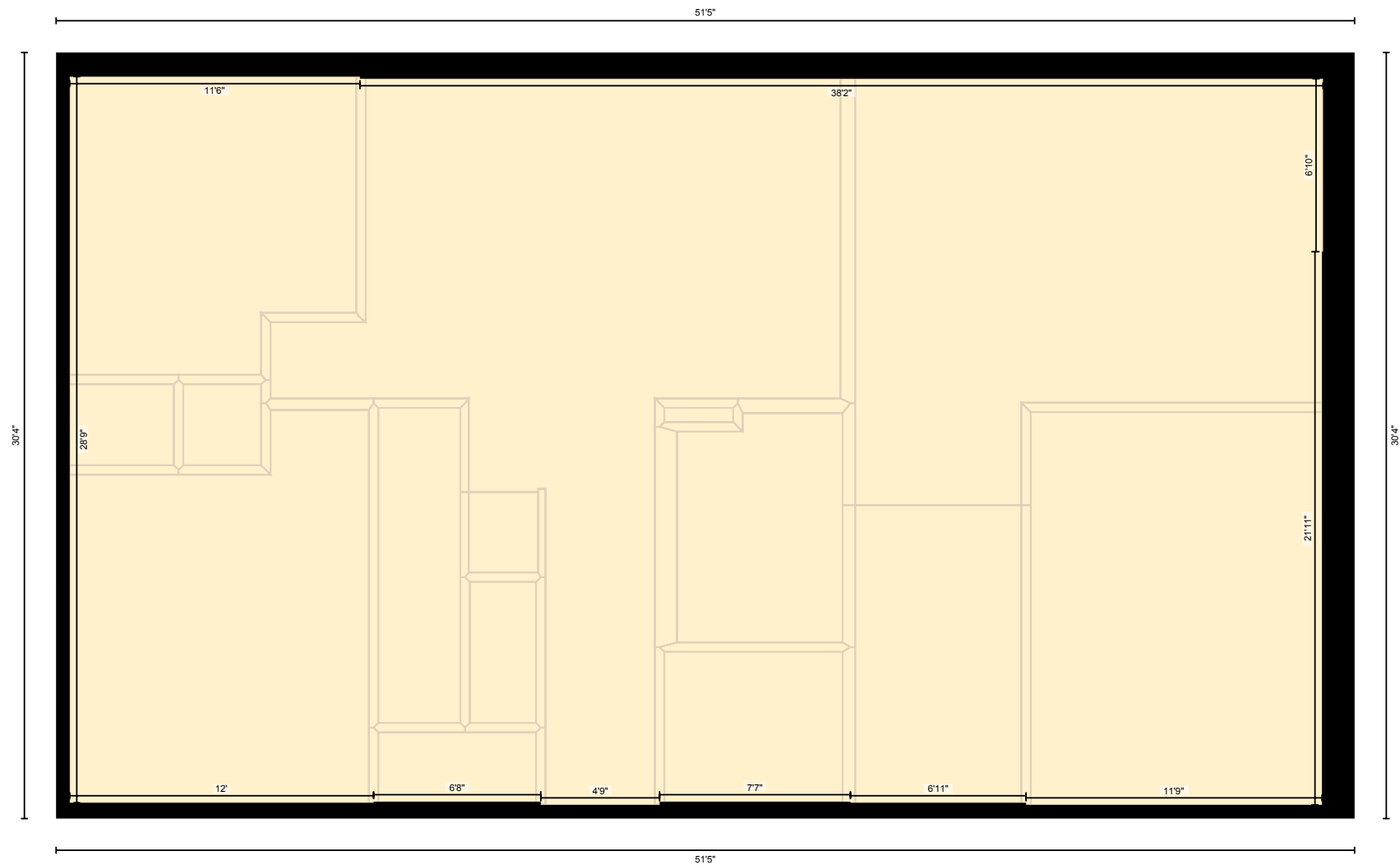


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258 Grizzly Crescent, Canmore, AB

Measurement Diagram for: Basement  
Exterior Wall Thickness: 6.5 in

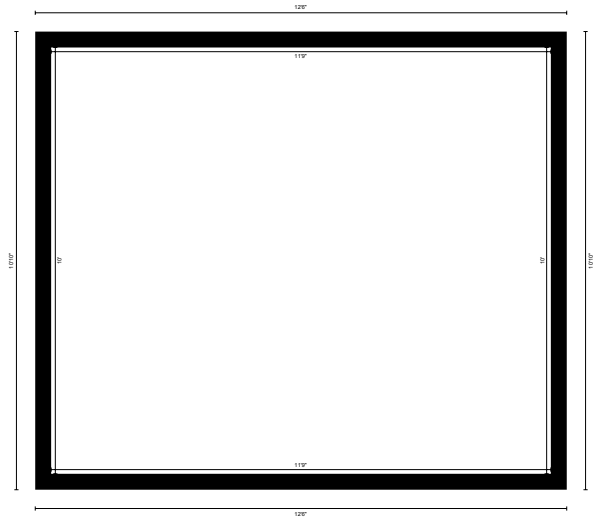


PREPARED: 2026/09/17

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.

# 258 Grizzly Crescent, Canmore, AB

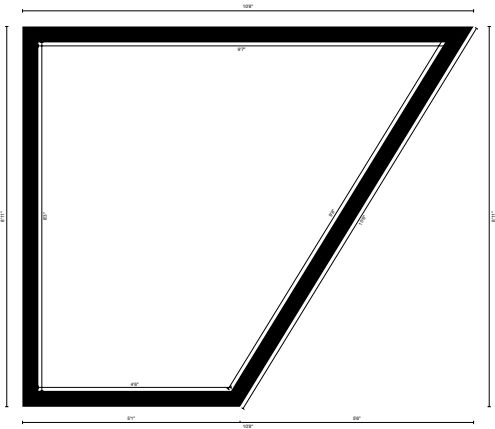
Measurement Diagram for: Storage



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# 258 Grizzly Crescent, Canmore, AB

Measurement Diagram for: Storage



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