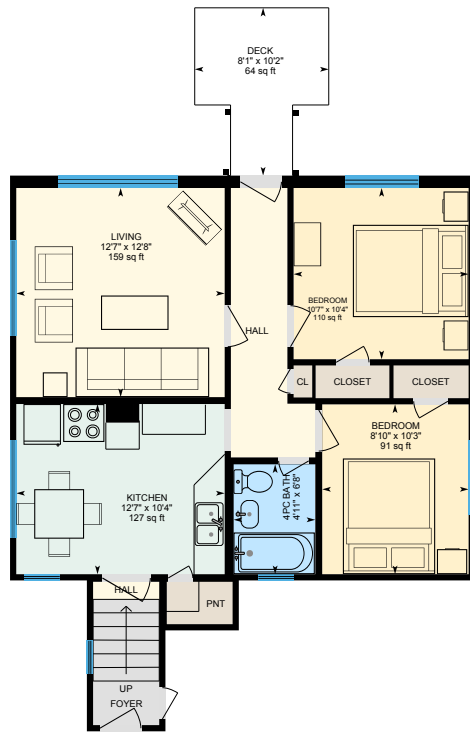
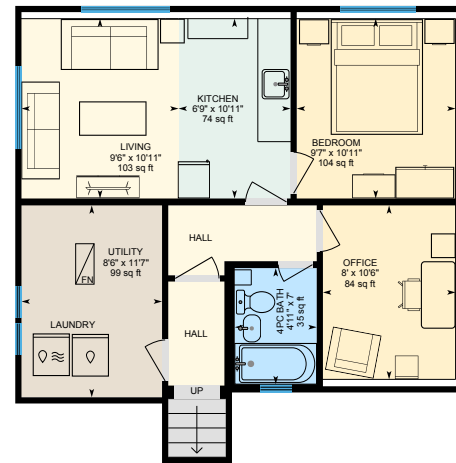
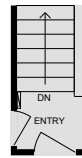


220 Beaver St, Banff, AB

Moose / Caretakers Suite: Total Exterior Area Above Grade 776.71 sq ft

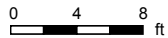


Moose Main Floor
Exterior Area 734.22 sq ft



Caretakers Suite
Exterior Area 42.48 sq ft

Caretakers Suite Lower Level (Below Grade)
Exterior Area 639.96 sq ft



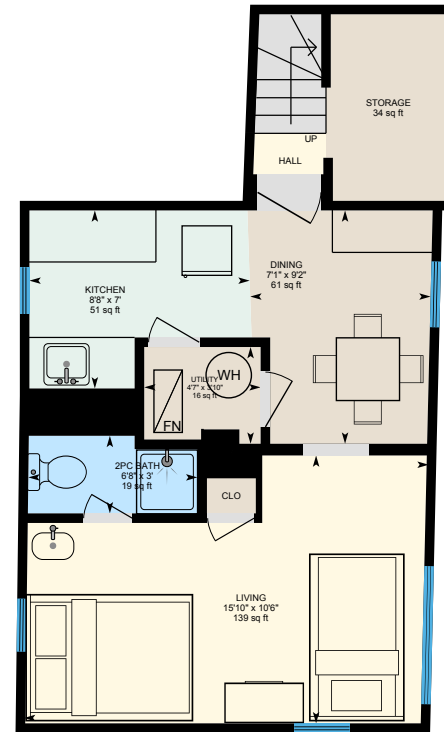
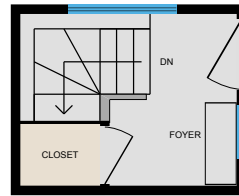
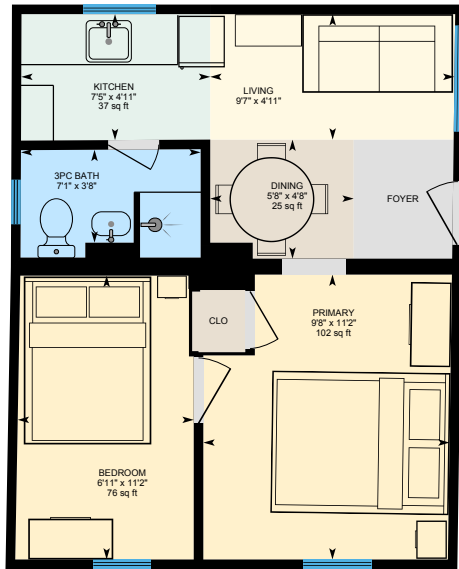
PREPARED: 2025/05/31

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.



220 Beaver St, Banff, AB

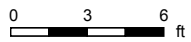
EIk / Gopher: Total Exterior Area Above Grade 460.53 sq ft



EIk

Gopher Main

Gopher Lower Suite (Below Grade)



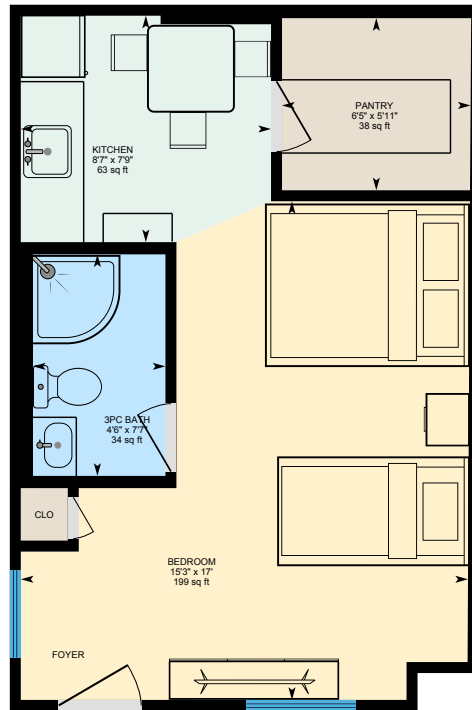
PREPARED: 2025/05/31

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.

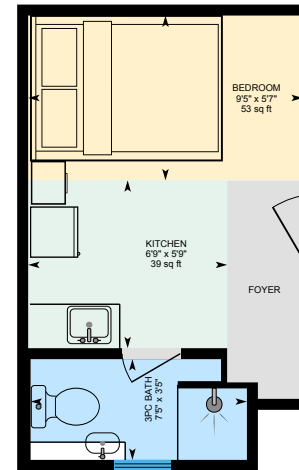


220 Beaver St, Banff, AB

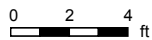
Lynx / Bear: Total Exterior Area Above Grade 534.10 sq ft



Bear



Lynx



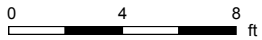
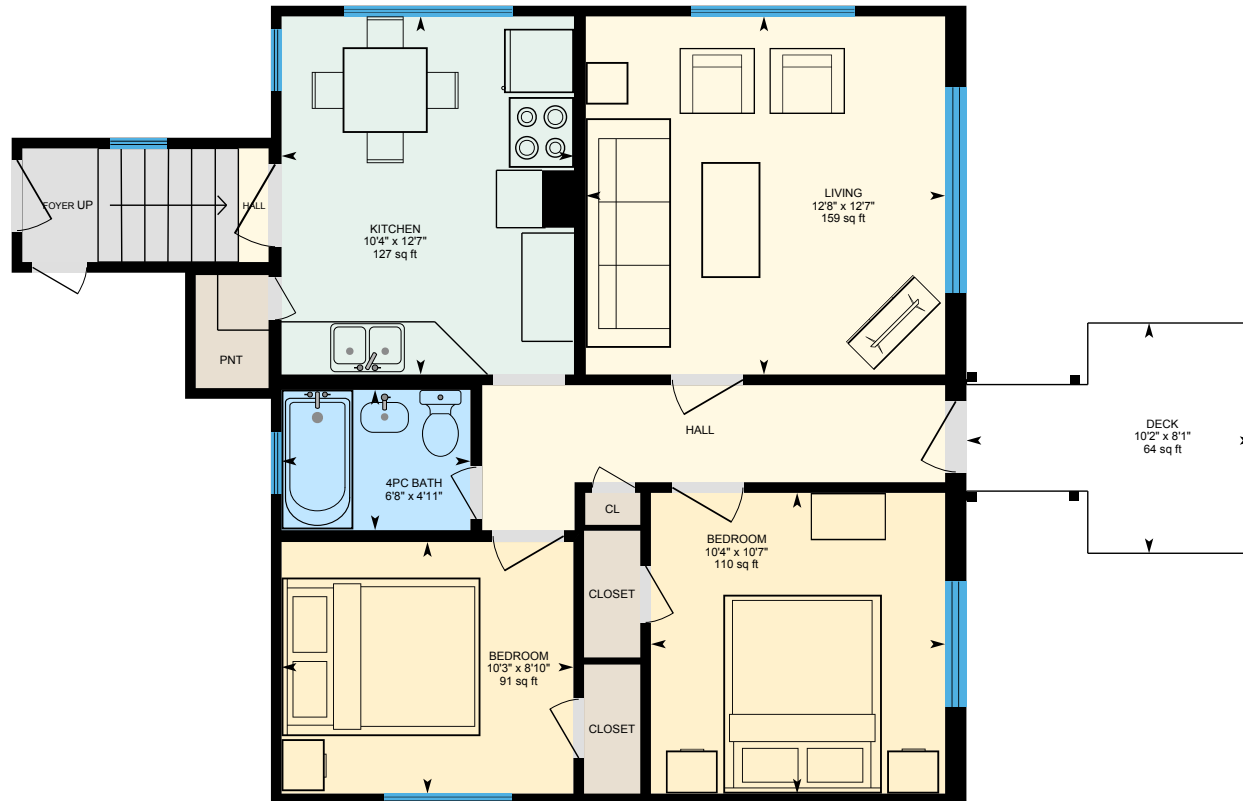
PREPARED: 2025/05/31

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.



220 Beaver St, Banff, AB

Moose Main Floor Exterior Area 734.22 sq ft
Interior Area 688.87 sq ft



PREPARED: 2025/05/31

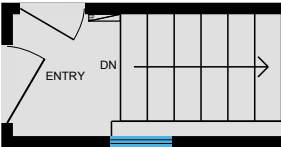


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



220 Beaver St, Banff, AB

Caretakers Suite Exterior Area 42.48 sq ft
Interior Area 34.21 sq ft



0 2 4 ft

PREPARED: 2025/05/31



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.



220 Beaver St, Banff, AB

Caretakers Suite Lower Level (Below Grade) Exterior Area 639.96 sq ft
Interior Area 600.20 sq ft



0 2 4 ft

PREPARED: 2025/05/31

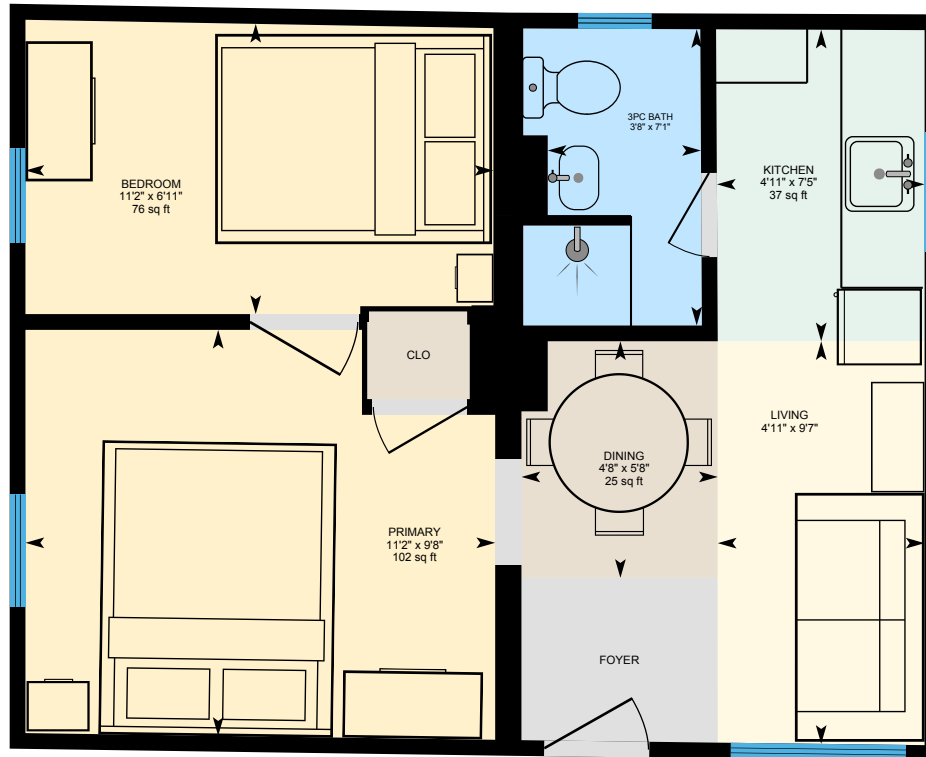


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

220 Beaver St, Banff, AB

Elk Exterior Area 391.52 sq ft
Interior Area 362.23 sq ft



0 2 4 ft

PREPARED: 2025/05/31

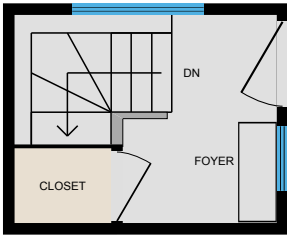


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

220 Beaver St, Banff, AB

Gopher Main Exterior Area 69.01 sq ft
Interior Area 57.06 sq ft



0 2 4 ft

PREPARED: 2025/05/31

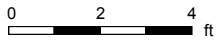
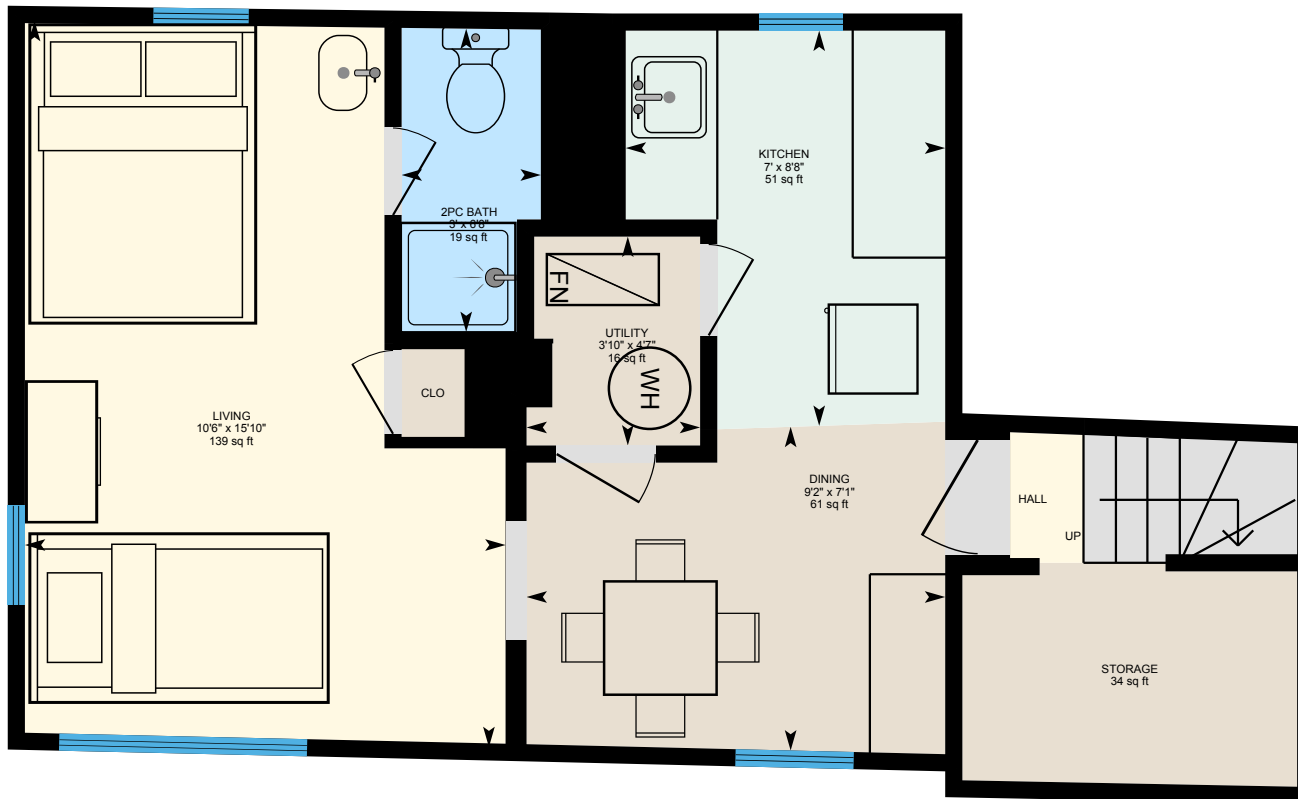


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



220 Beaver St, Banff, AB

Gopher Lower Suite (Below Grade) Exterior Area 405.70 sq ft
Interior Area 372.30 sq ft



PREPARED: 2025/05/31

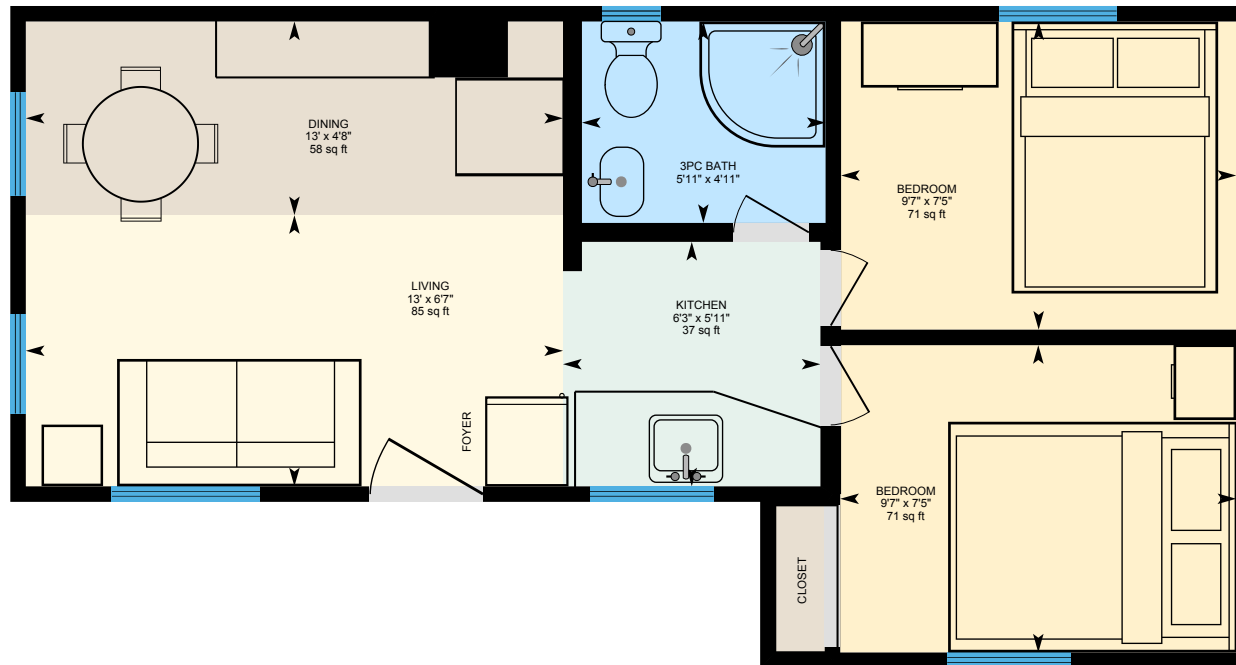


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



220 Beaver St, Banff, AB

Fox Exterior Area 408.18 sq ft
Interior Area 374.39 sq ft



0 3 6 ft

PREPARED: 2025/05/31

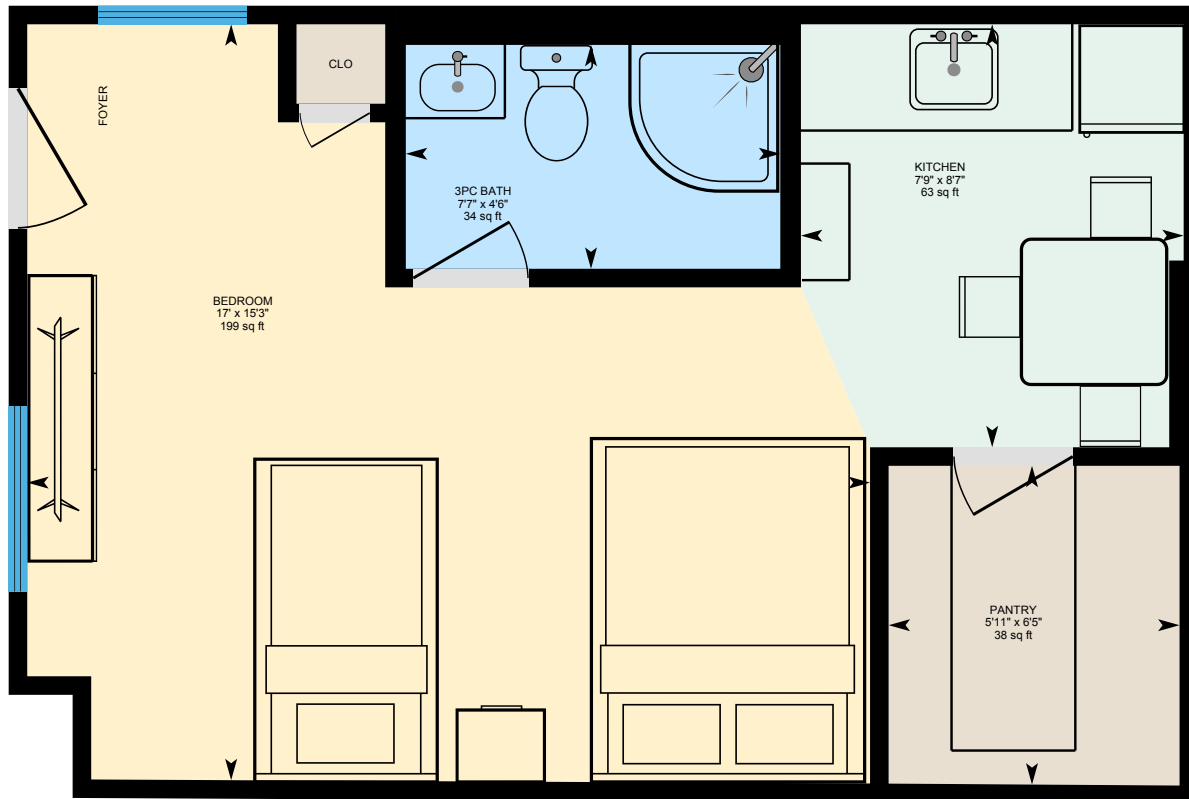


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

220 Beaver St, Banff, AB

Bear Exterior Area 379.20 sq ft
Interior Area 349.73 sq ft



0 2 4 ft

PREPARED: 2025/05/31

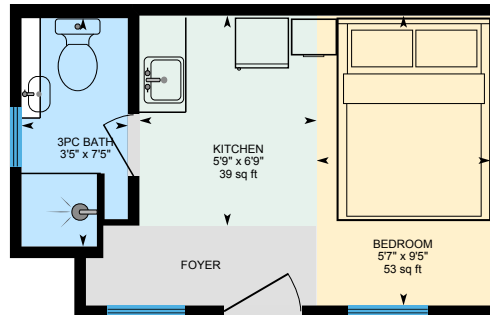


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

220 Beaver St, Banff, AB

Lynx Exterior Area 154.90 sq ft
Interior Area 135.97 sq ft



0 2 4 ft

PREPARED: 2025/05/31



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

220 Beaver St, Banff, 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.

Moose / Caretakers Suite

MOOSE MAIN FLOOR

4pc Bath: 4'11" x 6'8" | 33 sq ft
Bedroom: 10'7" x 10'4" | 110 sq ft
Bedroom: 8'10" x 10'3" | 91 sq ft
Deck: 8'1" x 10'2" | 64 sq ft
Kitchen: 12'7" x 10'4" | 127 sq ft
Living: 12'7" x 12'8" | 159 sq ft

CARETAKERS SUITE LOWER LEVEL

4pc Bath: 4'11" x 7' | 35 sq ft
Bedroom: 9'7" x 10'11" | 104 sq ft
Kitchen: 6'9" x 10'11" | 74 sq ft
Living: 9'6" x 10'11" | 103 sq ft
Office: 8' x 10'6" | 84 sq ft
Utility: 8'6" x 11'7" | 99 sq ft

Elk / Gopher

ELK

3pc Bath: 7'1" x 3'8" | 28 sq ft
Bedroom: 6'11" x 11'2" | 76 sq ft
Dining: 5'8" x 4'8" | 25 sq ft
Kitchen: 7'5" x 4'11" | 37 sq ft
Living: 9'7" x 4'11"
Primary: 9'8" x 11'2" | 102 sq ft

GOPHER LOWER SUITE

2pc Bath: 6'8" x 3' | 19 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.

Moose / Caretakers Suite

MOOSE MAIN FLOOR

Interior Area: 688.87 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 734.22 sq ft

CARETAKERS SUITE

Interior Area: 34.21 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 42.48 sq ft

CARETAKERS SUITE LOWER LEVEL (Below Grade)

Interior Area: 600.20 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 639.96 sq ft

Elk / Gopher

ELK

Interior Area: 362.23 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 391.52 sq ft

GOPHER MAIN

Interior Area: 57.06 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 69.01 sq ft

220 Beaver St, Banff, AB

Property Details

Room Measurements

Dining: 7'1" x 9'2" | 61 sq ft
Kitchen: 8'8" x 7' | 51 sq ft
Living: 15'10" x 10'6" | 139 sq ft
Storage: 34 sq ft
Utility: 4'7" x 3'10" | 16 sq ft

Fox

FOX

3pc Bath: 4'11" x 5'11" | 29 sq ft
Bedroom: 7'5" x 9'7" | 71 sq ft
Bedroom: 7'5" x 9'7" | 71 sq ft
Dining: 4'8" x 13' | 58 sq ft
Kitchen: 5'11" x 6'3" | 37 sq ft
Living: 6'7" x 13' | 85 sq ft

Lynx / Bear

BEAR

3pc Bath: 4'6" x 7'7" | 34 sq ft
Bedroom: 15'3" x 17' | 199 sq ft
Kitchen: 8'7" x 7'9" | 63 sq ft
Pantry: 6'5" x 5'11" | 38 sq ft

LYNX

3pc Bath: 7'5" x 3'5" | 22 sq ft
Bedroom: 9'5" x 5'7" | 53 sq ft
Kitchen: 6'9" x 5'9" | 39 sq ft

Floor Area Information

GOPHER LOWER SUITE (Below Grade)

Interior Area: 372.30 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 405.70 sq ft

Fox

FOX

Interior Area: 374.39 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 408.18 sq ft

Lynx / Bear

BEAR

Interior Area: 349.73 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 379.20 sq ft

LYNX

Interior Area: 135.97 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 154.90 sq ft

Total Above Grade Floor Area, Moose / Caretakers Suite

Interior Area: 723.08 sq ft
Exterior Area: 776.71 sq ft

Total Above Grade Floor Area, Elk / Gopher

Interior Area: 419.29 sq ft

220 Beaver St, Banff, AB

Property Details

Room Measurements

Floor Area Information

Exterior Area: 460.53 sq ft

Total Above Grade Floor Area, Fox

Interior Area: 374.39 sq ft

Exterior Area: 408.18 sq ft

Total Above Grade Floor Area, Lynx / Bear

Interior Area: 485.70 sq ft

Exterior Area: 534.10 sq ft

Total Above Grade Floor Area, Outdoor Areas

220 Beaver St, Banff, AB

Property Details

Customer Name: Christopher Vincent
Customer Company: Sotheby's International Realty Canada
Prepared: May 31, 2025

Total Above Grade Floor Area, Moose / Caretakers Suite
Exterior Area: 776.71 sq ft

Total Above Grade CARETAKERS SUITE
Exterior Area: 42.48 sq ft
(Below Grade) Exterior Area: 639.96 sq ft

Total Above Grade Floor Area, Elk
Exterior Area: 460.53 sq ft

Total Above Grade Floor Area, GOPHER
Exterior Area: 69.01 sq ft
(Below Grade) Exterior Area: 405.70 sq ft

Total Above Grade Floor Area, Fox
Exterior Area: 408.18 sq ft

Total Above Grade Floor Area, Lynx / Bear
Exterior Area: 534.10 sq ft

220 Beaver St, Banff, 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.

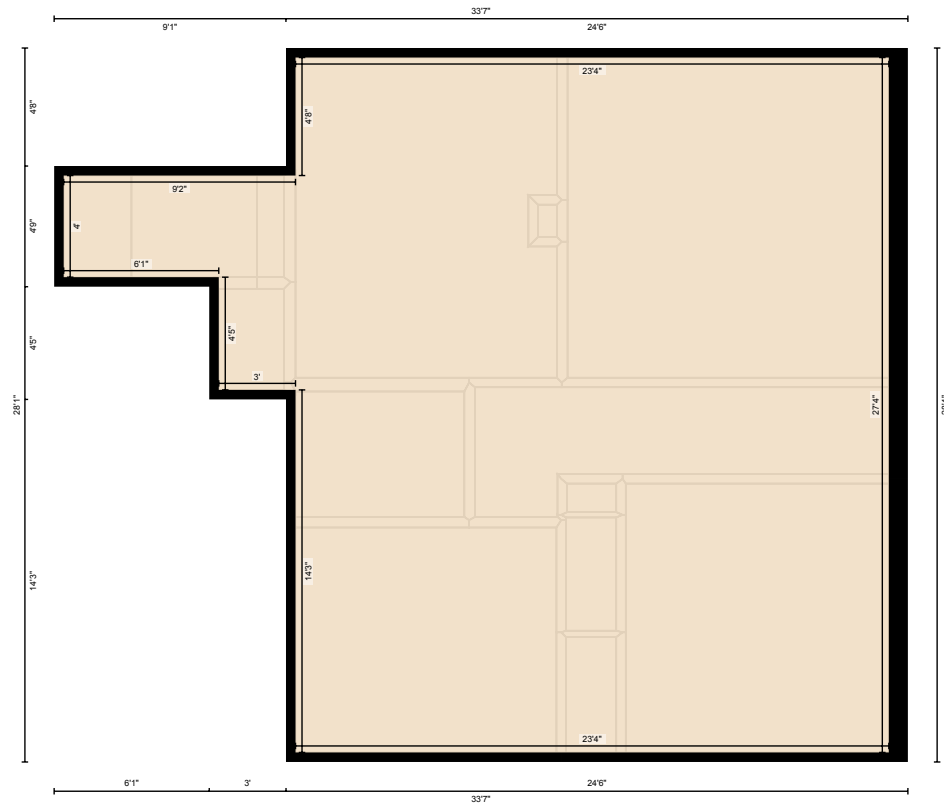
More Information About the Standards

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

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

220 Beaver St, Banff, AB

Measurement Diagram for: Moose Main Floor
Exterior Wall Thickness: 4.5 in

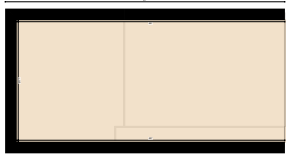


PREPARED: 2025/05/31

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.

220 Beaver St, Banff, AB

Measurement Diagram for: Caretakers Suite
Exterior Wall Thickness: 4.5 in

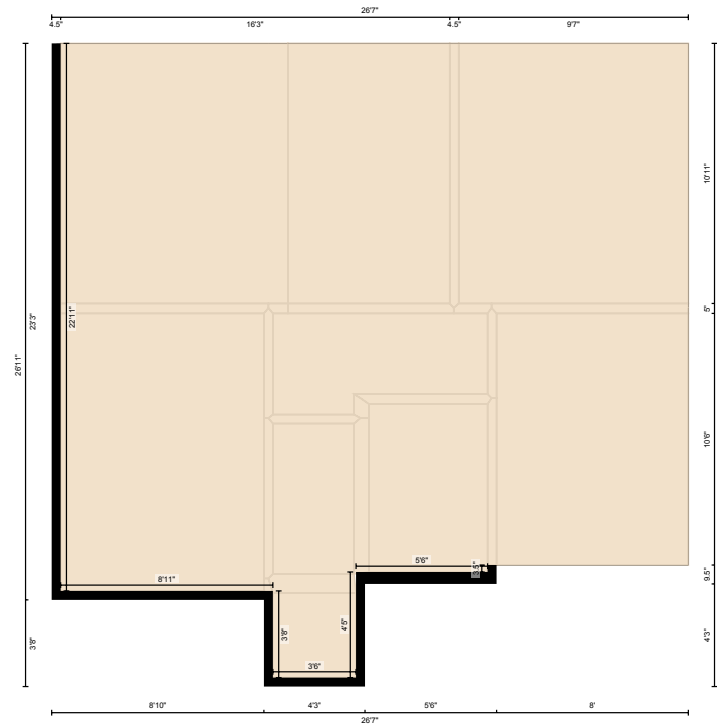


PREPARED: 2025/05/31

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220 Beaver St, Banff, AB

Measurement Diagram for: Caretakers Suite Lower Level
Exterior Wall Thickness: 4.5 in

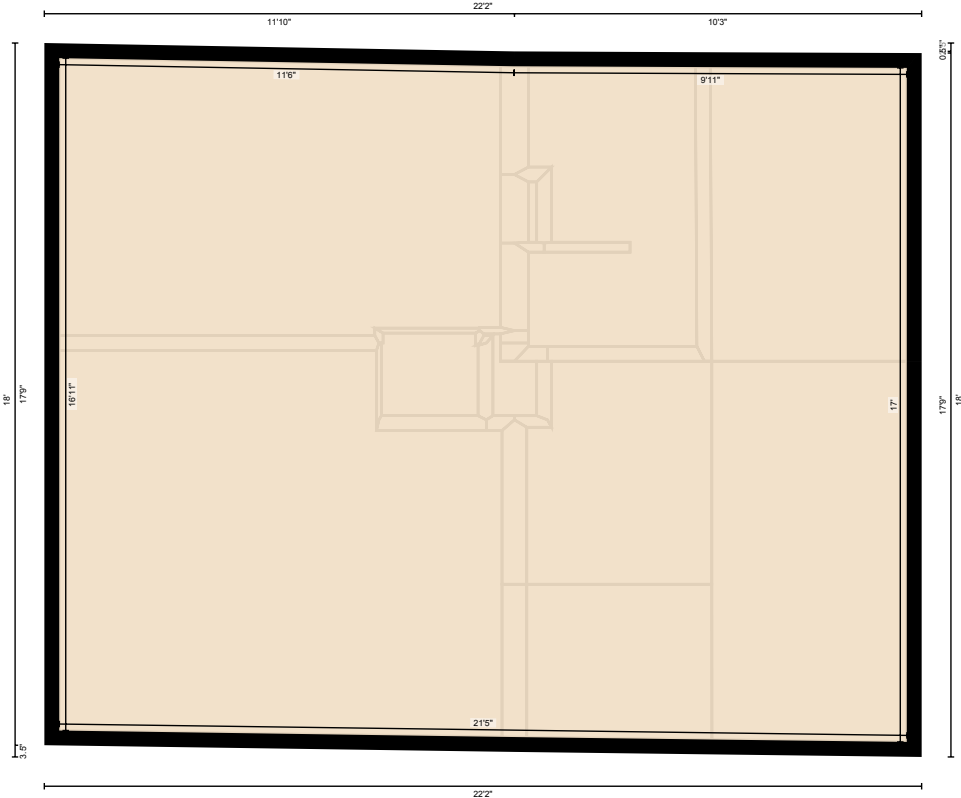


PREPARED: 2025/05/31

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.

220 Beaver St, Banff, AB

Measurement Diagram for: Elk
Exterior Wall Thickness: 4.5 in

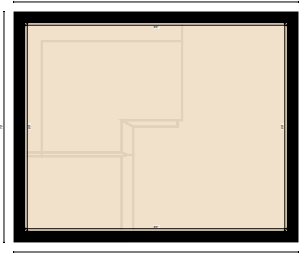


PREPARED: 2025/05/31

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.

220 Beaver St, Banff, AB

Measurement Diagram for: Gopher Main
Exterior Wall Thickness: 4.5 in



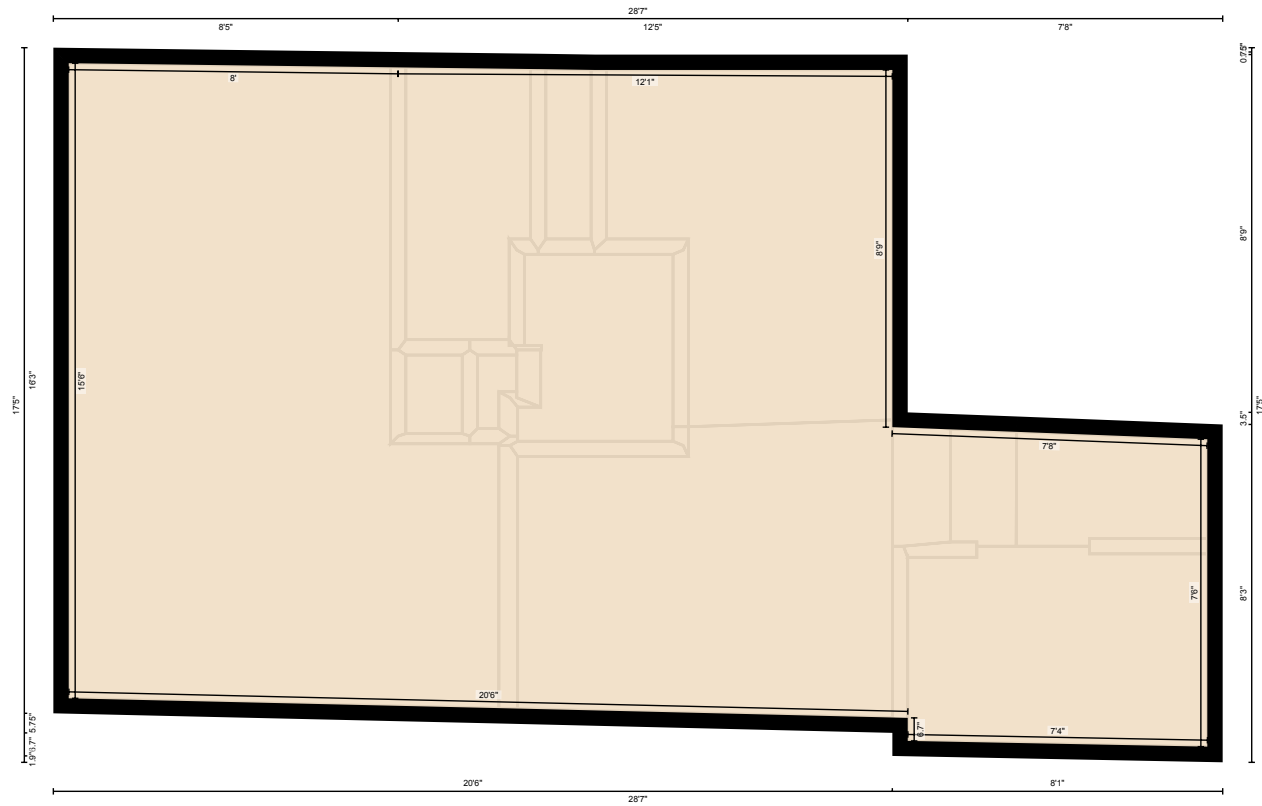
PREPARED: 2025/05/31

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.



220 Beaver St, Banff, AB

Measurement Diagram for: Gopher Lower Suite
Exterior Wall Thickness: 4.5 in

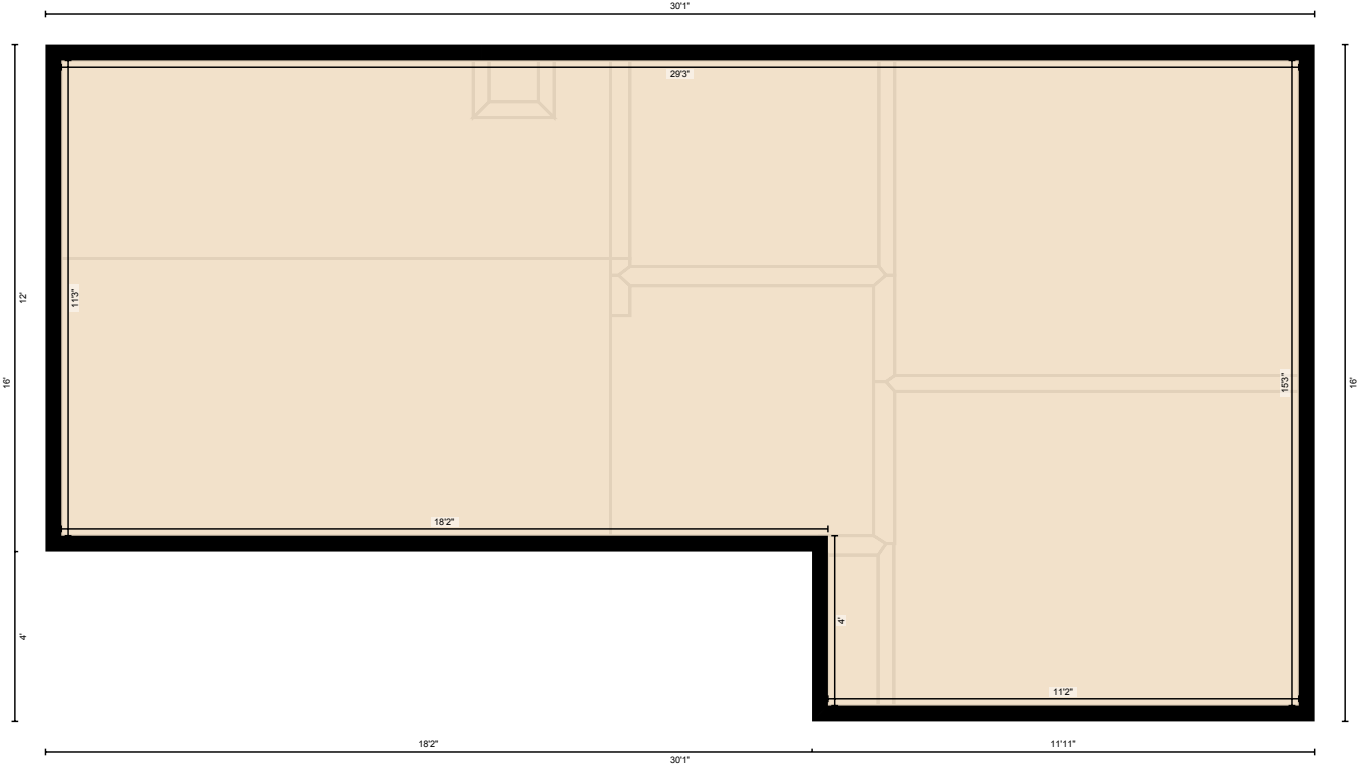


PREPARED: 2025/05/31

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.

220 Beaver St, Banff, AB

Measurement Diagram for: Fox
Exterior Wall Thickness: 4.5 in



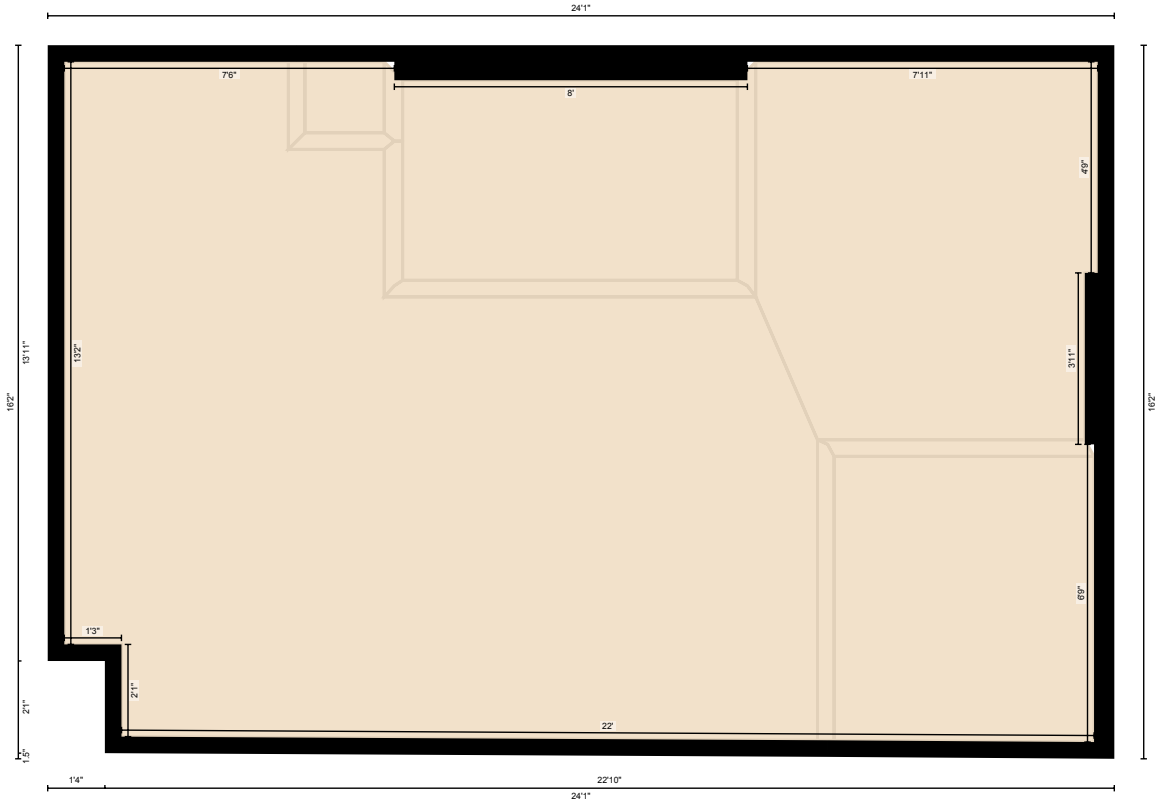
PREPARED: 2025/05/31

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.



220 Beaver St, Banff, AB

Measurement Diagram for: Bear
Exterior Wall Thickness: 4.5 in



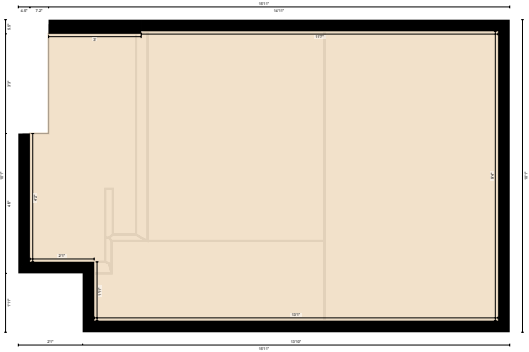
PREPARED: 2025/05/31

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.



220 Beaver St, Banff, AB

Measurement Diagram for: Lynx
Exterior Wall Thickness: 4.5 in



PREPARED: 2025/05/31

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.

