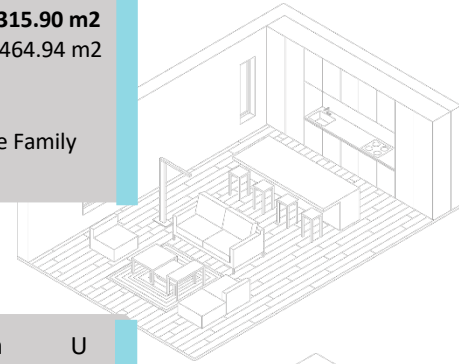


Address 65 Tuscany Estates Terrace NW, Calgary AB
Date June 23, 2021
Name Brent Sheppard | MaxWell Capital Realty
Email bsheppard@maxwellrealty.ca
Phone 403.862.0465

FLOOR TOTALS

Main Level	1593.67 sq.ft / 148.05 m2	Total Size	3400.49 sq.ft / 315.90 m2
Upper Level	1806.82 sq.ft / 167.85 m2	Total w/basement	5004.79 sq.ft / 464.94 m2
Basement Total	1604.30 sq.ft / 149.03 m2	Order Procedure	RECA RMS
Finished Total	1307.38 sq.ft / 121.45 m2	Exterior Wall Size	2 X 6
Additions	000.00 sq.ft / 00.00 m2	Order Type	Detached Single Family



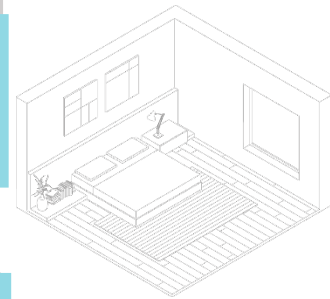
ROOM DIMENSIONS

Kitchen	17'0" X 17'0" ft/in	M	Laundry	11'10" X 5'8" ft/in	U
Dining Area	14'2" X 11'5" ft/in	M	Storage Room	10'0" X 5'7" ft/in	B
Living Room	22'0" X 17'0" ft/in	M	Utility/Storage	16'8" X 10'0" ft/in	B
Den / Office	14'0" X 11'0" ft/in	M	Wet Bar	6'10" X 2'5" ft/in	B
Family Room	22'10" X 19'8" ft/in	B	Deck	40'0" X 10'0" ft/in	M
Foyer	11'5" X 5'6" ft/in	M	Patio	40'0" X 10'0" ft/in	B
Mud Area	15'4" X 6'10" ft/in	M	Porch	12'4" X 10'10" ft/in	M
Gym Room	13'7" X 10'5" ft/in	B	Garage	25'4" X 21'4" ft/in	M
Flex Room	13'10" X 12'9" ft/in	B			



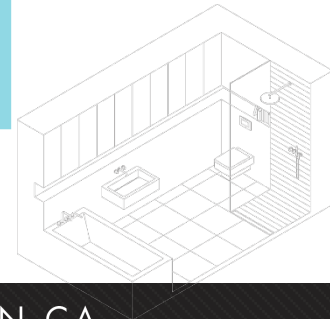
BEDROOM DIMENSIONS

Master	13'0" X 12'0" ft/in	U	Bedroom Five	11" X 10'6" ft/in	B
Sitting Area	15'0" X 14'7" ft/in	U	Bedroom Six	0'0" X 0'0" ft/in	NA
Bedroom Two	11'10" X 11'0" ft/in	U	Bedroom Seven	0'0" X 0'0" ft/in	NA
Bedroom Three	14'0" X 13'5" ft/in	U	Bedroom Eight	0'0" X 0'0" ft/in	NA
Bedroom Four	12'8" X 12'2" ft/in	U			



BATHROOM PIECES AND ADDITIONAL ROOMS

Two Piece	6'2" X 5'6" ft/in	M	Two Piece	0'0" X 0'0" ft/in	NA
Four Piece	8'9" X 5'0" ft/in	B	Three Piece	0'0" X 0'0" ft/in	NA
Four Piece	7'10" X 5'0" ft/in	U	Four Piece	11'9" X 5'10" ft/in	U
Seven Piece (Ensuite)	17'0" X 9'5" ft/in	U	Six Piece	0'0" X 0'0" ft/in	NA



*Insured measurements are based on local guidelines.