



CALGARY, ALBERTA

IMPRESSION REAL ESTATE LTD.

NEW BUILD GUIDE

Choose well. Build clearly. Move in confidently.

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REAL ESTATE DEVELOPER - IMPRESSION HOMES

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START HERE

Five clear steps.

Each decision supports the next - from financing and lot selection to possession day.

NEW BUILD HOME GUIDE

The new-build journey.

01 Finance
Build a complete budget for the purchase, deposits, upgrades and closing reserve.

02 Compare
Review communities, builders, timelines, lots, floor plans and included specifications.

03 Contract
Understand the builder agreement, conditions, changes, dates and responsibilities.

04 Build
Track selections, construction milestones, communication and inspection opportunities.

05 Possess
Complete final approval, legal closing, orientation, deficiencies and warranty setup.

STEP 01 / FINANCE

Build the financing plan around the timeline.

A new-build purchase may close months after the agreement is signed. Plan for today's deposit and tomorrow's mortgage approval.

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| 01 | Secure a pre-approval | Confirm the purchase range, down payment, credit position and lender requirements before selecting a home. |
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| 02 | Explain the build type | Tell the lender whether the property is pre-construction, custom, spec or quick possession and provide the expected closing window. |
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| 03 | Understand the rate hold | Ask how long the rate is protected, what happens if possession is delayed and when the file must be updated. |
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| 04 | Plan for the appraisal | The lender may review the completed property and contract price, including upgrades, before final funding. |
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| 05 | Protect final approval | Avoid new debt, missed payments, employment changes or large undocumented transfers before possession. |
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IMPORTANT

A pre-approval is not final approval. Your lender must still approve the completed borrower file, property, appraisal and closing documents.

STEP 01 / FINANCE

Budget beyond the advertised price.

Deposits, GST treatment, upgrades, legal costs and unfinished exterior items can materially change the amount of cash required.

01 / DEPOSIT SCHEDULE

Confirm every deposit amount, due date, payment method, refund condition and who will hold the funds.

02 / GST AND REBATES

Confirm whether GST is included in the price and whether any rebate is assigned to the builder or claimed by you.

03 / UPGRADES

Set separate limits for structural changes, design selections, appliances and post-possession projects.

04 / CLOSING RESERVE

Plan for legal fees, title insurance, registration, adjustments, moving and lender-required costs.

05 / EXTERIOR ITEMS

Check whether landscaping, fencing, decks, air conditioning, window coverings or garage finishes are included.

06 / DELAY RESERVE

Keep flexibility for rate-hold expiry, accommodation, storage or moving changes if possession shifts.

30-YEAR AMORTIZATION

Qualifying insured mortgages may offer a 30-year amortization to buyers of new builds, subject to lender and insurer approval.

FIRST-TIME BUYER GST RELIEF

Eligible first-time buyers may receive full GST relief up to \$1 million and partial relief between \$1 million and \$1.5 million.

SOURCES: FINANCE CANADA AND CRA. CONFIRM CURRENT ELIGIBILITY.

STEP 02 / COMPARE

Choose the builder and community together.

The home, builder, lot and neighbourhood work as one decision. Compare the full package instead of focusing only on a model-home finish.

01 / LICENCE AND WARRANTY

Verify the builder, licence history and home registration through Alberta's public registry.

02 / COMPLETED HOMES

Visit finished communities, review workmanship and ask owners about service after possession.

03 / SPECIFICATIONS

Compare what is standard, optional, unavailable or subject to substitution across builders.

04 / CONSTRUCTION PROCESS

Understand communication, milestone updates, site access, selection deadlines and change-order rules.

COMMUNITY QUESTIONS

- What amenities, schools, transit and commercial areas exist today?
- What future roads, phases, multi-family sites or construction may affect the lot?
- Are there architectural controls, homeowner fees or landscaping deadlines?
- How do property type, location and future supply support long-term resale?

Impression will help compare opportunities, incentives, specifications and resale considerations across suitable builders and communities.

SOURCE: GOVERNMENT OF ALBERTA RESIDENTIAL PROTECTION PROGRAM PUBLIC REGISTRY

STEP 02 / COMPARE

Match the lot and floor plan to real life.

A beautiful model can distract from the details that matter every day. Test the plan against your furniture, routines, sunlight, storage and future needs.

LOT REVIEW

Orientation

Sunlight, backyard exposure and seasonal comfort.

Grade and drainage

Slopes, retaining walls, walkouts and usable yard area.

Lot premium

The additional price and whether the feature supports long-term value.

Surroundings

Roads, pathways, utilities, schools, commercial and future construction.

FLOOR-PLAN REVIEW

- Confirm room dimensions against actual furniture, not only staged model-home pieces.
- Review traffic flow, stairs, sightlines, kitchen work areas and access from the garage.
- Check storage, mechanical-room layout, laundry location and future basement use.
- Mark optional windows, ceiling heights, structural changes and features that cannot be added later.
- Review parking, driveway, porch, deck and yard relationships on the selected lot.

Ask for the exact plan, elevation, lot plan and specification package that will form part of your agreement. Model homes may contain options that are not included.

STEP 03 / CONTRACT

Read the builder agreement as the construction plan.

New-build contracts are builder-specific. The agreement, schedules, plans and specifications should clearly describe what you are buying and how changes are handled.

Price and GST

Base price, lot premium, incentives, rebates, GST treatment and included allowances.

Plans and specifications

The exact model, elevation, options, materials, dimensions and incorporated schedules.

Deposits

Amounts, deadlines, trust arrangements, refund rights and consequences of default.

Conditions

Financing, legal review, sale of property or other negotiated protections and deadlines.

Possession timing

Estimated dates, outside dates, permitted delays, notice requirements and interim occupancy, if applicable.

Changes and substitutions

Change orders, pricing, administrative fees and the builder's right to substitute materials.

BEFORE SIGNING

Impression will help organize the commercial terms and documents. Obtain independent legal advice on the builder contract, title matters and your legal obligations before conditions expire.

Do not rely on a model-home conversation or marketing image unless the commitment is written into the signed agreement or schedule.

STEP 04 / BUILD

Make selections in the right order.

Structural decisions usually come first; finish selections follow. Keep one clear record of every choice, price, deadline and approval.

- 01

Prioritize structure

Review windows, ceiling heights, stairs, kitchen layout, plumbing locations, electrical needs and basement development first.

- 02

Set a design allowance

Divide the upgrade budget by room or category and keep a contingency for changes that matter later.

- 03

Approve change orders

Confirm the description, price, tax, payment timing and schedule effect in writing before work proceeds.

- 04

Track the build

Keep milestone updates, site photos, meeting notes, selections and signed revisions together.

- 05

Respect site-access rules

Enter the construction site only when permitted and accompanied as required by the builder.

Continue updating your lender as the price, upgrades and possession timing change. Builder approval of an upgrade does not guarantee that the lender will finance it.

STEP 04 / BUILD

Inspect carefully before possession.

The pre-possession walkthrough records visible damage, incomplete work and items that do not operate as expected. Arrive prepared and take your time.

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| 01 | Confirm access | Ask whether the contract permits an independent inspector and when inspections or walkthroughs can occur. |
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| 02 | Test the home | Operate doors, windows, fixtures, appliances, plumbing, electrical items, heating and ventilation controls. |
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| 03 | Review finishes | Check floors, counters, cabinets, walls, trim, glass, exterior finishes and other visible surfaces. |
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| 04 | Document deficiencies | Photograph and record incomplete, damaged, missing or non-operating items on the builder's inspection form. |
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| 05 | Learn the systems | Collect manuals, warranties, shutoff locations, maintenance instructions, keys, remotes and access codes. |

Municipal inspections support code and safety compliance. Your walkthrough focuses on the contract, visible condition, operation and the record of outstanding work.

SOURCES: GOVERNMENT OF ALBERTA - BUILDING A NEW HOME AND CONSTRUCTION PERFORMANCE GUIDE

STEP 04 / BUILD

Know Alberta's 1-2-5-10 warranty.

Alberta's New Home Buyer Protection Act establishes minimum warranty coverage. Review the actual policy, provider and claim process for your home.

1 YEAR

Labour and materials

Defects in materials and labour, including many finishes and fixtures.

2 YEARS

Delivery and distribution

Defects involving electrical, plumbing, heating, ventilation and air-conditioning delivery systems.

5 YEARS

Building envelope

The exterior shell, including roof and walls; an additional two years must be offered for purchase.

10 YEARS

Major structural components

The frame, roof structural integrity and foundation.

WARRANTY START

Coverage begins on the earliest of occupancy, permission to occupy or title transfer. Keep the policy, inspection form, photographs and claim instructions together.

Report concerns promptly to the builder and warranty provider using the required process. Maintenance, contract items and warranty defects may be handled differently.

SOURCE: GOVERNMENT OF ALBERTA - NEW HOME WARRANTY OVERVIEW

STEP 05 / POSSESS

Prepare for possession before possession week.

Final mortgage approval, legal closing, insurance, the walkthrough and key release each have separate deadlines. Keep the plan coordinated.

TWO/THREE WEEKS BEFORE

- Send the final contract, amendments, upgrade totals and possession notice to your lender and lawyer.
- Obtain final mortgage approval and ask the lawyer for the exact certified funds or bank draft required.
- Arrange home insurance, utilities, movers, address changes and any temporary accommodation.
- Confirm the walkthrough, key-release process and outstanding builder documents.

POSSESSION DAY

- Bring the inspection form, contract schedules, upgrade list and a phone or camera for documentation.
- Complete the orientation, confirm keys and controls, record meter readings and retain every warranty document.

LEGAL CLOSING

- 01 The lender sends approved mortgage funds to your lawyer.
- 02 You provide the remaining funds and complete the required legal documents.
- 03 The lawyer completes registration and confirms when possession and keys may be released.

After moving in, review the home again, follow maintenance instructions and submit warranty concerns within the applicable deadlines.



BUILDER ACCESS. DEVELOPMENT INSIGHT. CLEAR GUIDANCE.

Ready to explore a new build?

Start with a clear conversation about your budget, preferred communities, timeline and the type of home you want to create.

ABOUT ME



Samneet Oberoi

Real estate, built around people and potential.

I chose real estate because I've always enjoyed helping people recognize the potential in a property - whether it's a place to call home, a renovation opportunity, or the foundation for a future development.

As a real estate agent with CIR Realty, I help buyers, sellers, investors, and builders throughout Calgary, Airdrie, and Chestermere. From first-time buyers and growing families to pre-construction properties, spec homes, renovation opportunities, inner-city multiplex projects, and lots for custom builds, I provide knowledgeable guidance across many areas of the market.

In just over two years, I've helped my clients complete more than \$25 million in real estate transactions, helped over 40 families find their home or dream project, and earned membership in CIR Realty's Executive Platinum Club. These achievements reflect the trust my clients place in me and my commitment to delivering attentive, dependable service.

My approach is built around listening carefully, communicating honestly, and understanding what matters most to each client. My goal is to make every real estate experience clear, comfortable, and well-informed while helping my clients make the right decision for their future.

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This guide is general information, not legal, financial, tax, construction or warranty advice. Programs, costs, contracts, specifications and qualification standards change. Confirm current property-specific details with your lender, lawyer, accountant, inspector, builder, warranty provider and other qualified professionals.