

New Builds (Sellers • Calgary)

Quick start

- Prepare an upgrades list with receipts and spec details.
- Gather warranty documents and clarify transfer steps.
- Fix small wear items that undermine the “new build” premium.

A. Documentation buyers expect

- Builder spec sheet (if available) and full upgrade list (builder + post-possession).
- Warranty provider documents and remaining coverage details.
- Permits for decks, basement development, electrical/HVAC additions.
- HOA docs/guidelines/fees if applicable.

B. Presentation (model-home standard)

- Declutter to show space; keep counters minimal and closets orderly.
- Touch-up caulking/paint, fix nail pops, align doors and hardware.
- Deep clean windows, appliances, grout; tidy mechanical room.

C. Systems and performance

- Furnace service record; new filter installed; show maintenance schedule.
- Confirm AC/HRV/humidifier operation and maintenance.
- Highlight energy features only if you can support them with specs/receipts.

D. Offer handling and closing readiness

- Clear inclusions for smart home/security devices and transfer steps.
- Provide keys/remotes/manuals and paint codes/spare materials.
- Plan possession timing around your move to reduce buyer friction.



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