

e-Book

THE QUICK POSSESSION BUYER'S GUIDE

What to know, what to ask, and how to find the
new home that fits your timeline



Introduction

Sometimes, life moves faster than a full build timeline.

Maybe your lease is ending. Maybe you are relocating to Calgary for work. Maybe your family needs more space before the next school year starts. Or maybe you have been searching for months, and you are ready for the process to feel simple again.

That is where a quick possession home can make sense.

A quick possession or move-in-ready home is a new home that is either ready now or already well underway. The floor plan, finishes, price, and estimated possession timing are clearer from the start. You can often walk through the space, see what is included, and picture your life there before you decide.

That gives you something many buyers want right now: **fewer unknowns.**

- » Timing feels easier to plan
- » Price feels easier to understand
- » The home is easier to picture before you decide
- » You get a new home, warranty support, and no major old-home renovation list waiting on day one
- » And you have a team to help you understand what to ask next

That is why we created this guide. Quick possession is about getting into the right new home on a timeline that works for your life.

Because the best quick possession home is not just the one that is ready soon. It is the one that is ready for you.

A quick possession or move-in-ready home is a new home that is either ready now or already well underway.

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Quick Does Not Have to Mean Rushed

The word “quick” can sound like pressure. But a good, quick possession experience should feel the opposite. It should make the process clearer, not more stressful.

You should be able to ask questions. You should know what is included. You should be able to walk through the space, or tour it virtually, and picture your real life inside it.

- » Where do the shoes go?
- » Where does the morning rush happen?
- » Is there enough storage?
- » Does the kitchen fit how you cook?
- » Does the community make your daily routine easier?

These are not small questions. They are the questions that help a house become a home.

Is This Guide for You?

Check any that sound like your situation:

- ☐ *I need to move within the next 30 to 90 days.*
- ☐ *I want a new home, but I do not want to wait through the full build process.*
- ☐ *I am relocating and need more certainty before I arrive.*
- ☐ *I want to avoid major renovations or repairs.*
- ☐ *I want to see the home, finishes, and layout before I decide.*
- ☐ *I want fewer design decisions.*
- ☐ *I need a clear price and possession timeline.*

If you checked three or more, a quick possession home may be worth exploring. It is not a rule, just a useful starting point.

The Three Ways to Buy a Home

Before you decide whether a quick possession home is right for you, it helps to understand the three main paths in front of you.

Most buyers are comparing some version of these options:

- » A resale home
- » A new home built from the ground up
- » A quick possession home

Each path can be the right choice. It depends on your timeline, your budget, your comfort with uncertainty, and how much you want to choose before the home is built.

BUYING PATH	BEST FOR	TYPICAL TIMELINE	WHAT YOU CAN CHOOSE	MAIN RISK	MAIN BENEFIT
RESALE HOME	Buyers who want an existing home in an established area	Varies	Limited after purchase	Repairs, renovations, competition	Existing home and mature community
<u>TO BE BUILT HOME</u>	Buyers with time and a desire to personalize	Several months or more	More selections within the builder's process	Waiting, decisions, possible timing shifts	More room to shape the home before it is built
<u>QUICK POSSESSION HOME</u>	Buyers who want new without the full wait	Often 30, 60, or 90 days	Depends on the construction stage	Fewer choices on the lot and finishes	A new home with a shorter wait and fewer unknowns

A Simple Way to Decide

Ask yourself what matters most right now.

- » Do you want maximum control?
 - A to-be-built home may be the better path
- » Do you want an existing home in a mature area and feel comfortable planning for repairs or updates?
 - Resale may work
- » Do you want a new home, a clearer timeline, and less waiting?
 - Quick possession may be the right place to start



What Is a Quick Possession Home?

A quick possession home can give you a faster path to a new home.

It may already be complete. It may be in the finishing stage. Or it may be far enough along that the structure is up and the possession timeline is easier to estimate.

That means you can often make decisions with more information in front of you.

- » You can see the floor plan
- » You can review the finished package
- » You can ask about the current possession estimate
- » You can plan your move with more confidence

This is different from choosing a home based only on a floor plan. With quick possession, you are not only imagining the home. You may be able to walk it, tour it virtually, or see detailed visuals that make the decision feel more grounded.

Not Every Quick Possession Home Is at the Same Stage

STAGE	TYPICAL TIMELINE	WHAT THIS MEANS	BUYER BENEFIT
MOVE-IN READY	Immediate or within a few weeks	The home is complete or nearly complete	Fastest path to keys
SHORT-TERM POSSESSION	Around 30-60 days	The home is in the finishing stage	Time to plan financing, movers, packing
MID-TERM POSSESSION	Around 60-120 days	The home is further along, but still under construction	You may see the structure & possibly have limited flexibility depending on the stage

These timelines are always worth confirming with the sales team. Alberta weather, municipal processes, trade schedules, and seasonal work can all affect final details. The Genesis team can help you understand the expected timing range, not just the best-case date.

What Quick Possession Is, and What It Is Not

Quick possession is not:

- » A used resale home
- » A fully personalized build from the ground up
- » Available in every model, lot, or community at all times
- » A home you should buy without asking what is included
- » A shortcut around smart questions

Quick possession is:

- » A new home that is ready or nearly ready
- » A faster path to possession
- » A way to see more before you decide
- » A strong fit for buyers who value timing, clarity, and simplicity

Quick possession means the home is ahead of you in the process.

The next step is to decide whether the home, community, timeline, and included features fit your life.

“With quick possession, you are not only imagining the home. You may be able to walk it, tour it virtually, or see detailed visuals that make the decision feel more grounded.”

Is a Quick Possession or Move-In Ready Home Right for You?

Quick possession homes are not for everyone. And that is a good thing.

For the right buyer, a quick possession home can remove a lot of stress. It can reduce waiting, simplify decisions, and make the move feel more manageable. For some buyers, it may feel too fixed.

So let's make it clear.

You Might Be a Quick Possession Buyer If...

- » You are relocating
- » Your lease is ending
- » Your family needs more space soon
- » You want new-home peace of mind without the full build timeline

QUICK POSSESSION FIT SCORECARD

Check every line that sounds like you:

- ☐ I need a home sooner rather than later
- ☐ I want a new home, not a renovation project
- ☐ I want to know the price early
- ☐ I would rather choose from curated finishes than start from scratch
- ☐ I want to walk through or virtually tour the home
- ☐ I want a clear possession timeline
- ☐ I am comfortable with fewer changes if the home already fits most of my needs

YOUR SCORE

0–2 checks: A to-be-built home may be a better fit.

3–5 checks: Quick possession is worth exploring.

6–7 checks: A quick possession home may fit the way you want to move.



Tip: A quick possession home should not feel like settling. It should feel like finding a home where most of the hard decisions already make sense.

What You Gain With a Quick Possession Home

A quick possession home starts with speed, but that is not the whole benefit.

The bigger advantage is that you get a new home on a shorter timeline, with warranty support, selected finishes, and fewer renovation surprises waiting after move-in.

That can make a big difference when you are buying a new home in Calgary, Airdrie, Chestermere, Cochrane, Rocky View County, or another growing Alberta community.

WHAT YOU GAIN	WHAT IT FEELS LIKE IN REAL LIFE
YOU CAN MOVE SOONER	Instead of waiting through the full build process, you can focus on homes already complete or underway.
YOU CAN SEE MORE BEFORE YOU DECIDE	You are not only reading a floor plan. You can walk the rooms, feel the light, check the storage, and picture a normal Tuesday morning. For remote buyers, this matters even more.
YOU GET MORE PRICE CLARITY	The home has a set plan, selected finishes, a defined community, and a clearer possession window. You can confirm what is included and compare homes with less guesswork.
YOU SKIP SOME DECISION FATIGUE	Many choices are already made, often with popular, livable finish combinations that work for a wide range of buyers.
YOU STILL GET NEW-HOME BENEFITS	New systems, new finishes, warranty support, and no old-home renovation list waiting on day one.

And if your timing is slightly different, the best next step is simple: **ask**. A [Genesis sales advisor](#) can help you understand which homes are ready soon, which ones are further out, and which timelines may fit your move.

What Genesis Has Already Built In

With Genesis, quick possession homes are built with the same care, planning, and attention as every Genesis home. You can expect thoughtful layouts, popular floor plans, curated finishes, clear information, and a team that helps you understand what comes next.

Depending on the home and stage, Genesis may also offer tools to help you preview, compare, and ask better questions before possession. We cover those in more detail later in this guide.

The goal is not only to help you buy faster. It is to help you buy with a better sense of what you are choosing.

Good question to ask: Do not only ask, “How soon can I move in?” Ask, “What will be complete by possession day, and what will happen after?”

A Real-life Example

Imagine your lease ends in two months.

- » A fully personalized build may not fit your timeline. A resale home might require immediate repairs or updates
- » A quick possession home gives you another option: a new home with a clearer timeline, known finishes, and fewer moving pieces to manage all at once

For many buyers, the biggest benefit isn't speed alone. It's certainty.



What You Give Up, and How to Decide If It's Worth It

A guide like this should be honest.

Quick possession homes offer clear advantages. But they also come with decisions to weigh. Knowing those trade-offs before you fall in love with a home helps you make a better decision.

Not by finding a perfect home. By understanding what matters most to you, what you are willing to flex on, and what you are not.

TRADE-OFF	WHAT IT MEANS	HOW TO DECIDE
YOU MAY NOT CHOOSE THE LOT	The lot is already selected, so you evaluate the home exactly where it sits	Ask whether the street, yard, light, commute, and nearby amenities fit how you live
YOU MAY NOT CHOOSE EVERY FINISH	The further along a home is, the fewer changes are usually possible	Decide whether the selected style already feels right for you
YOU MAY NEED TO ACT WITH MORE FOCUS	Quick possession homes are available now or soon, so availability can change quickly	Move with intention, but do not let urgency replace clarity

No-Regret Questions Before You Fall in Love

A quick possession home is the right fit when the home already gives you most of what you would have chosen anyway. If the home already gives you the important pieces, the trade-offs may feel small.

But if you find yourself saying, “We can live with it” about too many things, slow down. The right quick possession home should feel like a good fit, not a compromise you have to talk yourself into.

USE THIS BEFORE YOU MAKE A DECISION.

- ☐ Am I comfortable with the finishes and selections already made?
- ☐ Do I know what can still be changed, and what is already locked in?
- ☐ Can I work with this lot, including its size, orientation, driveway, yard, and position on the street?
- ☐ Does the possession date work with my real move, lease, school, job, or relocation timeline?
- ☐ Do I understand what will be complete by possession day and what may be finished after?
- ☐ Have I confirmed the monthly payment, deposit, closing costs, and first-year move-in costs?
- ☐ Do I understand the warranty and who to contact after possession?
- ☐ Am I choosing this home because it fits, not only because it is available soon?

FILL THIS IN BEFORE YOU DECIDE:

My/our top three must-haves are:

- 1.
- 2.
- 3.

My/our top three deal-breakers are:

- 1.
- 2.
- 3.



Remember: A home that is available soon is only a good fit if the layout, location, payment, and timing still work.

QUICK POSSESSION DECISION WORKSHEET

Rate each category from 1-5.

CATEGORY

- » Timeline fits my needs
- » Community fits my lifestyle
- » Home layout fits my daily routine
- » Included features meet my expectations
- » Monthly payment feels comfortable
- » Possession timing works with my move
- » I can picture myself living here long-term

SCORE

TOTAL: _____

If you're struggling to score a category, that's usually a sign you need more information before making a decision.



How to Tour a Quick Possession Home Like a Smart Buyer

Do Not Just Tour the Home. Test Your Life Inside It.

Online, every home has good angles. In person, real life shows up.

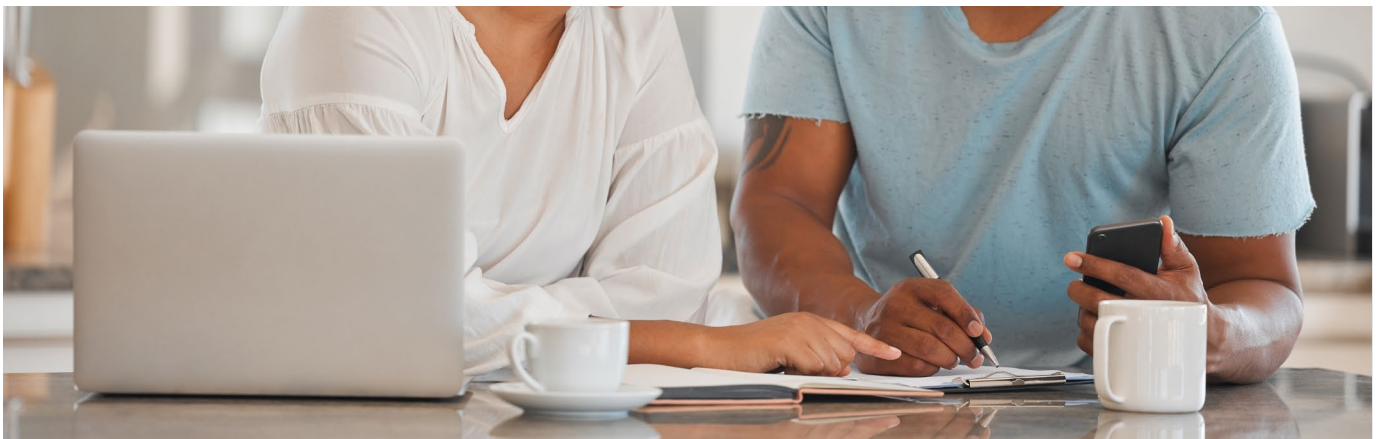
You notice where the light falls. You feel whether the entry works. You see if the pantry is enough. You realize whether the garage, stairs, kitchen, bedroom layout, and storage make sense for your daily routine. That is the point of the tour.

A home can look beautiful and still not fit your life. So walk through it like you already live there.

BEFORE THE TOUR

Before you visit, take a few minutes to get clear. This keeps the tour focused and helps you compare homes fairly.

1. **Your daily-life must-haves:** storage, parking, bedrooms, commute, schools, or work-from-home space
2. **Your real comfort number,** not only your maximum approval
3. **Ask what stage the home is in.** 30 to 60 days away, or further out?
4. **Your questions:** what is included, what can change, and when possession is expected
5. **Bring measurements for key furniture**
6. **Bring a notes app or a printed worksheet**



DURING THE TOUR

Use the tour to test your routines, not just the finishes.

AREA	WHAT TO NOTICE	NOTES
KITCHEN	Storage, prep space, sightlines, and island size	
LIVING ROOM	Light, furniture fit, noise, outlet placement	
BEDROOMS	Privacy, closet space, layout, morning light	
ENTRY/MUDROOM	Shoes, coats, backpacks, pets, and garage access	
BASEMENT	Future use, storage, and suit potential if applicable	
EXTERIOR	Grading, driveway, yard, orientation, seasonal items	
COMMUNITY	Commute, schools, parks, daily errands	



Calm Buyer Tip: A home does not need to be perfect. It needs to make your normal days easier.

A home can look beautiful and still not fit your life. So walk through it like you already live there.

What's Included, What Can Change, and What to Ask

A lot of buyer confusion starts with one simple issue: **People assume what they see is what they get.**

Sometimes that is true. Sometimes it is not.

A showhome may include upgrades. A listing may show a similar model. A photo may feature finishes from another home. A quick possession home may already have selected features that are included in the price.

The safest path is simple. Ask what is included in this exact home.

Standard vs. Included vs. Upgradeable

These words can sound similar, but they do not always mean the same thing.

- » **Standard** usually means part of the builder's base offering or typical specification
- » **Included in this home** means this specific quick possession home comes with it
- » **Upgradeable** means it may be available at an added cost or only at certain stages of construction
- » **Shown in a showhome** means exactly that: shown in a showhome. It does not automatically mean it is included in the quick possession home you are considering

That distinction matters. It can affect your budget, your expectations, and your first-year costs.



What May Already Be Chosen

In many quick possession homes, several selections are already made. Depending on the home, this may include:

- » Flooring
- » Cabinetry
- » Countertops
- » Fixtures
- » Paint
- » Hardware
- » Exterior finishes
- » Lighting
- » Smart home features
- » Appliances, if included

This can be one of the best parts of buying a quick possession. You are not trying to imagine how everything will come together. You can see the direction, ask questions, and decide if it feels right.

What May Still Be Flexible

Flexibility depends on the stage of construction. If the home is complete or nearly complete, changes may be limited. If the home is further out, there may be some room for select finish choices, depending on ordering deadlines and the construction schedule.

A Genesis sales advisor can help you understand what is still possible. When in doubt, ask early.

[TALK TO A GENESIS SALES ADVISOR](#)

Genesis Tools That Help You Preview the Home

Genesis offers tools and support that can make the decision easier, especially when you are comparing homes or buying from a distance.

Depending on the home and community, you may be able to use:

- » **360 visual tools** to preview spaces, finishes, and layouts
- » **In-house Design Studio appointments** to understand finish direction, selections, and what has already been chosen
- » **Virtual tours** if you are not able to visit in person
- » **Remote-friendly updates** to help you stay informed
- » **Smart home information** so you know what technology is included and how it works

A quick possession home should not feel like a mystery before possession day. These tools and appointments help you understand the home more clearly before you take the next step.

FINISH AND FEATURE CLARITY SHEET

Use this before signing or comparing two homes.

ASK THIS	WHY IT MATTERS	ANSWER/NOTES
WHAT IS INCLUDED IN THIS EXACT HOME?	Avoids assumptions from showhomes or photos	
ARE THESE COUNTERS, FLOORS, & CABINETS INCLUDED?	Clarifies finish expectations	
CAN ANYTHING STILL BE CHANGED?	Depends on the construction stage	
ARE APPLIANCES INCLUDED?	Impacts first-year costs	
WHAT SMART HOME FEATURES ARE INCLUDED?	Helps you understand comfort, security, and setup	
ARE LANDSCAPING, FENCING OR WINDOW COVERINGS INCLUDED?	Prevents move-in budget surprises	
ARE THERE SEASONAL ITEMS STILL TO BE COMPLETED?	Helps you plan after possession	
WHERE CAN I SEE THIS IN WRITING?	Keeps everyone clear	



Don't Forget: If it matters to your budget, comfort, or move-in plan, get it in writing.

You are not trying to imagine how everything will come together. You can see the direction, ask questions, and decide if it feels right.

The Money Side: Price, Deposits, Rebates, and Closing Costs

Money talk can feel heavy. But it is also where a lot of calm begins.

This chapter is not financial advice. It is a practical starting point for conversations with your lender, mortgage broker, lawyer, accountant, and Genesis sales team.

Start With the Full Picture, Not Just the Purchase Price

The purchase price is important. But it is not the only number that matters. Before you decide on a quick possession home, ask about the full cost picture:

- » Purchase price
- » Deposit
- » Mortgage approval
- » Legal fees
- » Land title or registration fees
- » Property tax adjustments
- » GST and rebate questions
- » Home insurance
- » Moving costs
- » First-year extras

A home can be within your purchase range and still feel tight if the monthly payment, closing costs, or move-in expenses stretch you too far. That is why your comfort number matters.

Fixed Pricing Can Make Planning Easier

One reason buyers like quick possession homes is that many of the key details are already known.

The home exists or is well underway. The plan is selected. The finishes are selected or nearly selected. The possession range is clearer. The price is easier to discuss in real terms.

You can ask what is included, what costs sit outside the price, and whether any current incentives or packages apply. The clearer your numbers are, the easier it is to move forward without second-guessing every line.

Deposits and Payment Timing

Most new home purchases require a deposit. The amount and timing can vary depending on the home, price, buyer situation, and current program details.

Ask the Genesis team:

- » What deposit is required for this home?
- » When is it due?
- » Are payments made all at once or in stages?
- » How does the deposit apply to closing?
- » Is the deposit protected?
- » What happens if financing is not approved?

Some buyers may hear about staged deposit options, where a larger deposit is broken into smaller payments over time. If that is important to your budget, ask whether any current program applies to the home you are considering.



Tanner's Money Moment

Imagine Tanner, a buyer relocating to Alberta. When Tanner compared quick possession homes, he did not only look at the listing price. He looked at timing, deposit requirements, mortgage approval, moving costs, and how much cash he wanted to keep available during relocation.

That gave him a clearer question to ask: **Can I carry this home comfortably while still moving, settling in?** That is the kind of question every buyer deserves to ask.

Alberta Closing Costs to Plan For

Alberta's closing cost structure may look different from what buyers have seen in some other provinces. And that can help reduce a major upfront cost.

But closing is not free. You still need to plan for items such as:

- » Legal fees
- » Land title or registration fees
- » Title insurance, if used
- » Property tax adjustments
- » Home insurance
- » Inspection costs, if you choose to have one
- » Moving and setup costs

Your lawyer can explain the exact numbers before closing, including what is due, when it is due, and how funds move on possession day.

GST and New Housing Rebate Questions

A quick possession home is still a new home, so GST and rebate questions should be reviewed before you sign.

New homes are treated differently from resale homes. GST may apply to new construction, and rebate rules can depend on the home price, buyer eligibility, whether the home is your primary residence, and current government rules.

Ask whether GST is included, whether the price is shown net of any rebate, whether you need to assign a rebate to the builder, and who should confirm the tax details before you sign. A lawyer, accountant, lender, or tax professional can help you understand what applies to you.

First-Year Extras Buyers Forget

Even with a new home, there are move-in costs to plan for. Some are exciting. Some are boring. All of them matter. Plan for:

- » Window coverings
- » Fencing
- » Landscaping
- » Utility setup
- » Moving
- » Furniture
- » Seasonal maintenance
- » Internet and security setup
- » Garage organization
- » Small tools and supplies
- » Snow removal or lawn care equipment

The goal is not to scare you. It is to help you prepare before possession week arrives.

QUICK POSSESSION MONEY CHECK

Use this before signing or comparing two homes.

COST ITEM	WHEN IT COMES UP	WHO TO ASK	NOTES
PURCHASE PRICE	Before offer/signing	Genesis sales advisor	
DEPOSIT	At the purchase agreement/signing	Genesis sales advisor/ lender	
MORTGAGE PAYMENT	Before final approval	Lender or mortgage broker	
LEGAL FEES	Before closing	Lawyer	
LAND TITLE/ REGISTRATION	Closing	Lawyer	
PROPERTY TAX ADJUSTMENT	Closing	Lawyer	
HOME INSURANCE	Before possession	Insurance provider	
GST/REBATE	Purchase/closing	Lawyer, accountant, Genesis	
FIRST-YEAR EXTRAS	Before and after move-in	Sales team / homeowner planning	

My comfort number: _____

Questions for my lender:

1. _____
2. _____
3. _____
4. _____

Questions for my lawyer:

1. _____
2. _____
3. _____
4. _____



Tip: The right home should fit your life after possession day, not just your approval amount before it.

Do I Understand Everything Before Signing?

- ☐ Have I reviewed the agreement with the right professionals?
- ☐ Do I understand what is included and not included?
- ☐ Do I understand what is included in the purchase price?
- ☐ Do I know my possession timeline?
- ☐ Do I know my comfort budget?
- ☐ Do I understand my deposit and closing costs?
- ☐ Do I know who to contact after possession?



Tip: The best question is the one that gives you clarity. Ask it before you sign, not after you have guessed.

From First Click to Front Door: The Buying Timeline

One of the biggest reasons buyers hesitate is simple: **They do not know what happens next.**

A quick possession home may move faster than a full build, but the process should still feel clear. You should understand each step, who is involved, and what you need to prepare.

What Actually Happens Next

Here is a simple version of the journey.

1. Browse current quick possession homes
2. Filter by community, home style, size, price, and timing
3. Book a tour or virtual appointment
4. Confirm the home's stage, possession window, and included features
5. Review financing or pre-approval
6. Review the purchase agreement and deposit details
7. Work with your lawyer and lender before closing
8. Complete your final walkthrough or home orientation
9. Take possession, move in, and use warranty support if questions come up

A quick possession home may move faster than a full build, but the process should still feel clear. You should understand each step, who is involved, and what you need to prepare.

VISUAL TIMELINE



Use this strip as your simple mental map. You do not need to know everything at once. You just need to know the next step.

Who Helps at Each Stage

STEP	WHAT YOU DO	WHO HELPS
BROWSE	Shortlist homes by timing, price, community, and home style	Genesis sales advisor
TOUR	Visit in person or book a virtual appointment	Genesis sales advisor
CONFIRM	Review inclusions, stage, and possession window	Genesis sales advisor
FINANCE	Finalize approval and payment details	Lender or mortgage broker
REVIEW	Go through the agreement, deposit, and closing details	Lawyer and lender
PREPARE	Plan movers, insurance, utilities, and first-year extras	Your support team
POSSESS	Complete the walkthrough and receive keys	Genesis team

How Genesis Helps Keep the Process Clear

At Genesis, the goal is to walk beside you, not rush you. That means helping you understand what stage the home is in, what is included, what the next step looks like, and who to talk to when you need support. You do not need to have all the right words. Start with the question you actually have.



Tip: A clear timeline does not mean everything happens without questions. It means you know who to ask, what to prepare, and what comes next.

Walkthrough, Warranty, and Possession Day

Possession day is exciting. But before the keys are in your hand, there is one step that deserves your full attention: **the final walkthrough or home orientation.**

Your Final Walkthrough Is More Than a Tour

A walkthrough is not just a last look at the home. It helps you understand the systems, confirm details, and document anything that needs attention.

During the walkthrough, you may review:

- » Heating and ventilation
- » Thermostat and smart home features
- » Water shutoff locations
- » Electrical panel basics
- » Appliances, if included
- » Doors, windows, cabinets, and finishes
- » Warranty process
- » Seasonal or exterior items that may be completed later

Bring your questions. Take notes. Ask the Genesis team to repeat anything that feels technical. You are not expected to know how everything works already. That is what the walkthrough is for.

What to Check During the Walkthrough

Take photos if needed. Write down names, dates, and next steps. A calm walkthrough is not about finding problems. It is about starting homeownership with clarity.

- ☐ Doors and windows open & close properly
- ☐ Cabinets and drawers operate properly
- ☐ Countertops, flooring, paint, and trim are reviewed
- ☐ Faucets, toilets, tubs, and showers run properly
- ☐ Electrical outlets and switches work
- ☐ Furnace, HRV, thermostat, and smart home features are explained
- ☐ Garage door functions safely
- ☐ Exterior items are discussed
- ☐ Warranty process is explained
- ☐ Any incomplete seasonal items are documented
- ☐ Service contact information is saved
- ☐ You know what to do if you notice something after move-in

One of the Benefits of Buying a New Home is Warranty Protection.

COVERAGE PERIOD	WHAT IT GENERALLY COVERS	WHY IT MATTERS
1 YEAR	Labour and materials	Helps with workmanship, finishes, and interior items
2 YEARS	Delivery and distribution systems	Supports plumbing, electrical, and heating systems
5 YEARS	Building envelope	Helps protect against issues with the roof, exterior walls, and water penetration
10 YEARS	Structural components	Covers major structural systems such as foundation and framing

Ask the Genesis team how warranty details apply to your exact home and what the service process looks like after possession.

What to Do in the First Week After Possession

Once you move in, there are a few simple steps that can make life easier later.

1. Save all warranty and service information
2. Set up utilities and insurance
3. Create a home binder or digital folder
4. Take move-in photos
5. Keep a list of questions as you settle in
6. Set seasonal maintenance reminders
7. Get comfortable with smart home systems



Home Binder Starter List

Create one place for:

- » Purchase agreement
- » Warranty documents
- » Walkthrough notes
- » Service contacts
- » Appliance manuals
- » Paint colours or finish names
- » Insurance documents
- » Utility account details
- » Seasonal maintenance reminders
- » Photos from possession day
- » Receipts for future home purchases

A simple folder today can save you hours later.



Tip: Possession day is not the end of support. It is the beginning of living in your home, learning its rhythms, and knowing who to call when questions come up.





Chapter 12

Finding the Right Community

A ready home still needs the right place. The house can be beautiful. The timeline can work. The price can fit. But if the community does not support your daily life, something will feel off.

That is why choosing a quick possession home is not only about finding what is ready. It is about finding where your life can start well.

Where Genesis Has Move-In Ready Opportunities

Genesis builds across several Alberta communities, with move-in-ready opportunities changing as homes are completed, sold, and released. Availability can change often, but homes may be available in communities across Calgary and nearby areas such as:

Airdrie	» Huxley	Chestermere	Rocky View County
» Bayside	» Heartwood	» Clearwater Park	» Harmony
» Bayview	» Homestead	» Dawson's Landing	
Calgary	» Lewiston	Cochrane	
» Alpine Park	» Logan Landing	» Fireside	
» Keystone Creek	» Vermilion Hill		

This is not a full community comparison. It is a starting point. Use this list to narrow the areas you want to ask about first, then confirm which homes currently match your timing, home type, and budget.

Start With the Life You Want

Do you want a quieter pace? A shorter commute? A family-friendly street? A home near pathways? A community with room to grow? A place outside central Calgary that still keeps you connected?

It is easy to start with square footage. Try starting with your life instead.

IF YOU WANT...	LOOK FOR...	ASK GENESIS...
A SHORTER MOVE TIMELINE	Immediate 30,60, or 90-day homes	Which homes are ready soonest?
FAMILY-FRIENDLY ROUTINES	Parks, schools, storage, bedroom layouts	Which communities fit young families?
EASY REMOTE BUYING	Virtual tours, online updates	Can I view this home virtually?
MORE VALUE OUTSIDE CENTRAL CALGARY	Airdrie, Cochrane, Chestermere options	What quick possession homes are available nearby?
NATURE & SPACE	Pathways, parks, reserve areas	Which communities offer the lifestyle I want?
LOW-MAINTENANCE LIVING	Townhomes or efficient layouts	Which home types fit my routine?



Tanner's Community Choice

Remember Tanner? Tanner did not only ask, “Which home is available?”

He asked, “Where can I actually see myself living?”

That changed the search. He looked at the home, but also at the community around it: the pathways, daily routes, outdoor space, and how the area would support his new life in Alberta. That is the right way to think about quick possession.

Ready to See What's Available Now?

A home available today may be gone next month. A new one may be released next week. Another may be further along than expected. That is why this guide is not about memorizing listings. Browse current Genesis quick possession homes. Filter by community, home style, price, and possession timing. Then book a visit, request a virtual tour, or ask a Genesis sales advisor which homes fit your move date.

BROWSE QUICK POSSESSION HOMES

Your Quick Possession Question Hit List

This section is meant to be used. Print it. Save it. Bring it to a showhome. Keep it open during a call. You do not need to ask every question at once. But the more you understand before signing, the calmer the process becomes.

If you only print one page from this guide, make it this one.

QUESTIONS ABOUT TIMELINE

- ☐ When is this home expected to be ready?
- ☐ Is the possession date fixed or estimated?
- ☐ What could affect the timeline?
- ☐ What will still need to be completed after possession, if anything?

QUESTIONS ABOUT PRICE AND DEPOSITS

- ☐ What is the full purchase price?
- ☐ Is GST included or shown separately?
- ☐ What deposit is required, and when is it due?
- ☐ What closing or first-year costs should I prepare for?

QUESTIONS ABOUT FINISHES AND INCLUSIONS

- ☐ What finishes are included in this exact home?
- ☐ What is shown in the showhome or photos but not included here?
- ☐ Are appliances, window coverings, landscaping, or fencing included?
- ☐ Can anything still be changed?

QUESTIONS ABOUT WARRANTY AND SERVICE

- ☐ What warranty coverage applies?
- ☐ What does the final walkthrough include?
- ☐ Who do I contact after possession?
- ☐ How are service or warranty items submitted?

QUESTIONS ABOUT COMMUNITY

- ☐ What amenities are nearby now?
- ☐ What is planned nearby in the future?
- ☐ What schools, parks, and routes should I know about?
- ☐ What is the commute like at busy times?



Your Next Step With Genesis Builders

By now, you know what a quick possession or move-in-ready home is.

You know how it compares to resale and to-be-built homes. You know who it works for. You know what you gain, what you give up, what to ask, and how to look at the home with a clearer eye. That was the goal. The right quick possession home should leave you with fewer guesses, not more pressure.

A Quick Possession Home Should Not Feel Like a Shortcut.

It should feel like a clear next step: the right layout, the right community, the right price range, and the right timeline coming together. When you are ready, Genesis can help you narrow the search.

Browse current quick possession homes, book a showhome visit, or ask a Genesis sales advisor which homes fit your timing. We can walk you through the homes, answer your questions, and help you compare what fits your life best, even if you are not ready to move forward yet.



**TELL US WHAT YOU'RE LOOKING
FOR IN YOUR NEXT HOME**

BROWSE QUICK POSSESSIONS

Good homes are often found through people you trust. If someone recommended Genesis, ask the team about the **Genesis Referral Program** when you connect.

Questions on First Steps? Want to Tour a Showhome?

GET IN TOUCH WITH A GENESIS SALES ADVISOR

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