

# \$1,298,800 - 99 Chouinard Way, Aurora

MLS® #N12494454

**\$1,298,800**

4 Bedroom, 5.00 Bathroom,  
Single Family on 0.00 Acres

Rural Aurora, Aurora, Ontario

Located In One Of The Most Desirable Neighbourhoods In Aurora, This Double-Car Garage Detached Home Offers A Perfect Blend Of Elegance And Functionality.

Featuring Solid Hardwood Floors Throughout - Beautiful, Durable, And Easy To Maintain - 9' Ceilings, And A Thoughtfully Designed Layout By The Builder. The Home Is Filled With Large Windows That Bring In Abundant Natural Light, Creating A Bright, Airy, And Inviting Atmosphere. The Modern Kitchen Boasts Granite Countertops, Stainless Steel Appliances, And An Eat-In Breakfast Area. A Beautiful Oak Staircase And Open-Concept Living Spaces Enhance The Sense Of Space And Flow. The Spacious Primary Bedroom Includes A 5-Piece Ensuite. Four Bedrooms And Three Bathrooms Are Conveniently Located On The Second Floor, With Laundry On The Main Floor And Direct Access To The Garage. The Professionally Finished Basement Offers A 3-Piece Bathroom And A Wet Bar, With Rough-In For Hot/Cold Water And Drainage, Making It Easy To Add A Second Kitchen If Desired. Mailbox is Right At The Door. Additional Updates Include Newly Renovated Basement (2023), Brand New Interlock (2025) On Both Driveway And Backyard, Freshly Painted Throughout (2025), And An Extra-Wide Driveway That Can Easily Accommodate At Least 3 Cars (Fit Up To 5). South-Facing Fenced Backyard With A Storage Shed. Top Schools (Holy Spirit Catholic Elementary School & Dr. G. W.



Williams Secondary School), Close To Shopping, Parks, And Hwy 404 - This Home Is Move-In Ready And Beautifully Upgraded Throughout. (id:6289)

### Essential Information

|            |               |
|------------|---------------|
| Listing #  | N12494454     |
| Price      | \$1,298,800   |
| Bedrooms   | 4             |
| Bathrooms  | 5.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 99 Chouinard Way |
| Subdivision | Rural Aurora     |
| City        | Aurora           |
| Province    | Ontario          |
| Postal Code | L4G1B7           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Features       | Carpet Free             |
| Parking Spaces | 4                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Central Vacuum           |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| # of Stories | 2                        |
| Has Basement | Yes                      |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Brick, Stone |
|----------|--------------|

Lot Description 34.1 x 136.3 FT ; 34.10ft x 130.73ft x 36.28ft x 136.27ft  
Foundation Concrete

## Listing Details

Listing Office SMART SOLD REALTY



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Listing information last updated on November 4th, 2025 at 7:01pm PST